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Princes Street Shildon, DL4 1AX

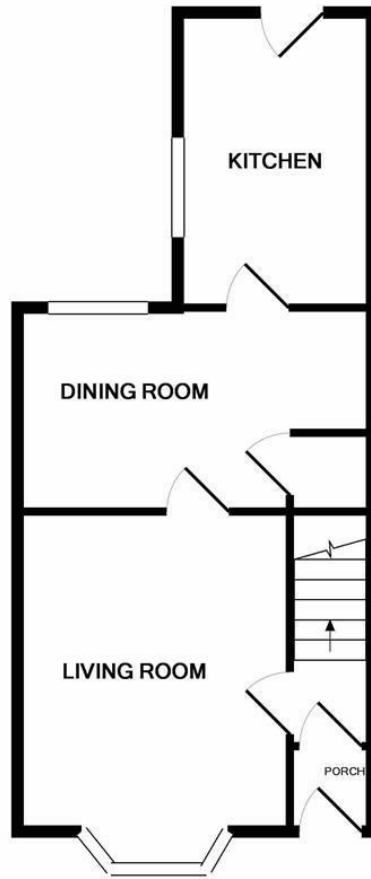
## Princes Street Shildon, DL4 1AX

### Offers Over £70,000

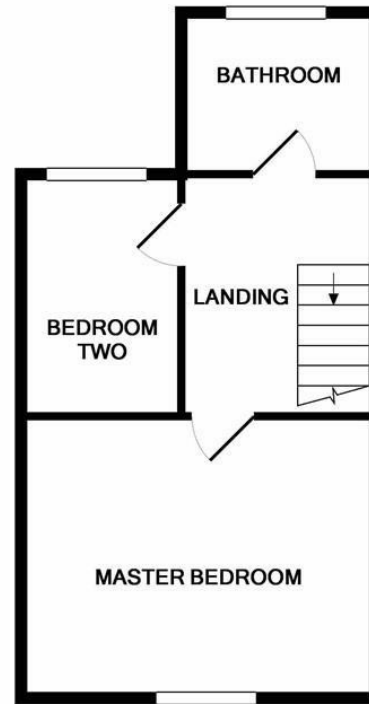
Two bedroomed mid-terrace located on Princes Street in Shildon. Sold with tenants in situ, the property is ideal for investors and benefits from spacious rooms as well as a good sized rear yard. Located only a short distance from the town centre provides access to a range of local amenities such as schools, retail stores, cafes as well as healthcare services. There is also an extensive public transport system in the area offering access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 is nearby, ideal for commuters, leading to the A1(M) both North and South.

In brief this property comprises of an entrance porch, living room, separate dining room, kitchen area, two double bedrooms as well as the modern bathroom. Externally there is on street parking available to the front whilst to the rear is the private enclosed rear yard.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com



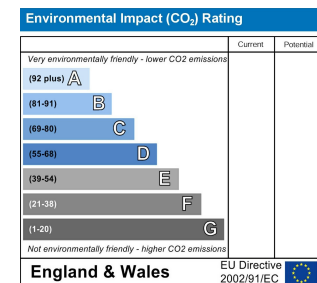
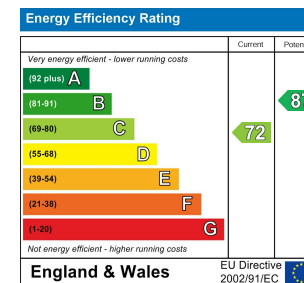
GROUND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### LIVING ROOM

15'1" x 10'9"

The living room is situated to the front of the property, benefitting from neutral décor and bay window to the front of the property allowing plenty of natural light.

### DINING ROOM

14'1" x 8'2"

Spacious dining room with space for a large dining table and chairs, window to the rear elevation and access through to the kitchen area.

### KITCHEN

11'9" x 7'10"

The kitchen is fitted with a range of wall and base units, complementing work surfaces, stainless steel splash backs and sink/drainers. Space and plumbing available for kitchen essentials such as washing machine and fridge freezer. Window and door to rear elevation.

### BATHROOM

7'10" x 7'9"

The family bathroom contains a panelled bath with overhead shower and shower screen, WC and wash basin.

### MASTER BEDROOM

14'1" x 11'1"

Master bedroom located to the front of the property providing space for a double bed, along with further furniture. Window to the front elevation.

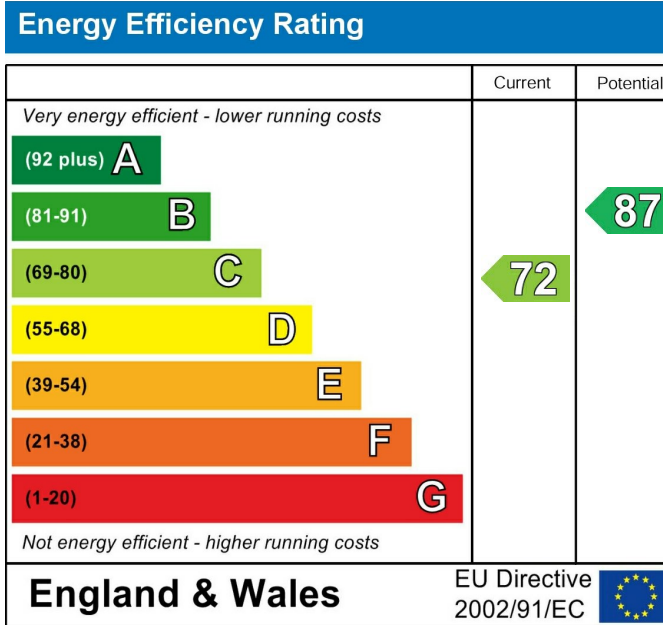
### BEDROOM

9'10" x 7'3"

Double room to the rear with window to rear elevation.

### EXTERNAL

To the front of the property there is on street parking whilst to the rear there is an enclosed yard with gated access to the rear lane.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

