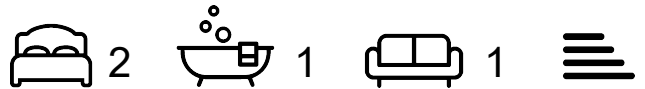




## Maple Avenue

Shildon, DL4 2AG

By Auction £42,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £42,000\* BIDDING CLOSSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM  
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Two bedroomed, semi detached property situated on Maple Avenue in Shildon. Located only a short distance from local amenities including primary schools, local shops, convenience stores and restaurants, whilst further facilities are located in the nearby town Bishop Auckland and ever expanding Tindale retail park which both offer supermarkets, retail shops, food outlets as well as secondary schools and the new cinema/bowling and shopping complex. There is an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

In brief the property comprises; an entrance hall leading into the living room and kitchen to the ground floor. Whilst the first floor contains the two double bedrooms and the family bathroom. Externally the property has a small garden to the front along with on street parking available, whilst to the rear there is a good size low maintenance garden.



**Living Room 15'5" x 12'11" (4.7m x 3.96m)**  
 Spacious and bright living room, providing ample space for furniture and dual aspect windows providing lots of natural light.

**Kitchen 11'4" x 9'2" (3.46m x 2.8m)**  
 The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Master Bedroom 16'11" x 9'4" (5.17m x 2.87m)**  
 The master bedroom provides space for a king sized bed, further furniture, built in wardrobe and window to the front elevation.

**Bedroom Two 11'5" x 9'1" (3.48m x 2.77m)**  
 The second bedroom is another double bedroom with fitted wardrobes and window to the rear elevation.

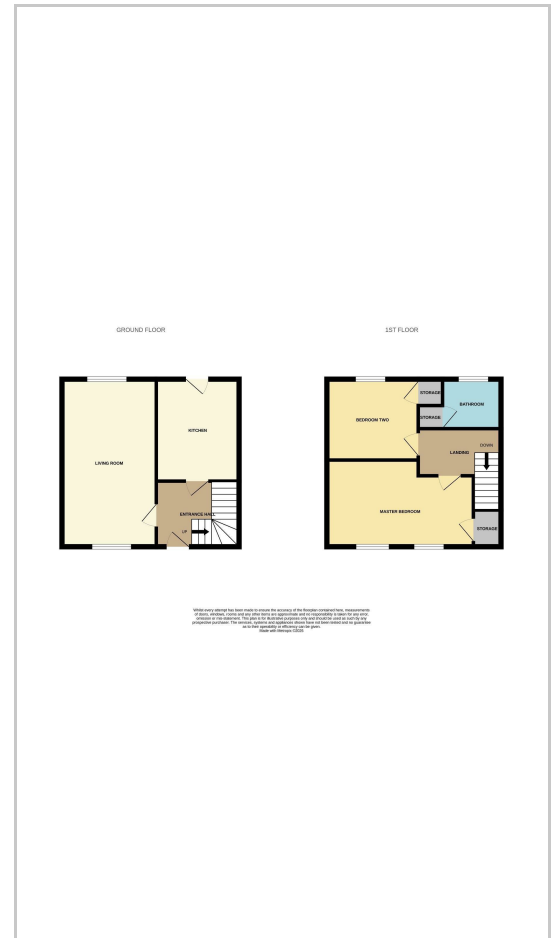
**Bathroom 6'6" x 5'5" (2.0m x 1.67m)**  
 The bathroom is fitted with a panelled bath, WC and wash hand basin.

**External**  
 Externally the property has a small garden to the front along with on street parking available, whilst to the rear there is a good size low maintenance garden.

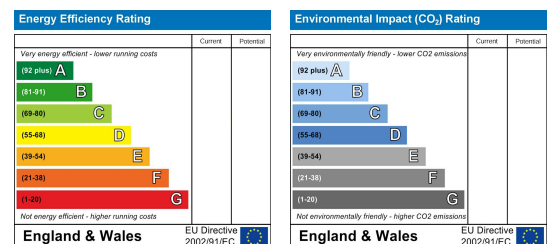
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.