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Holly Hill Shildon, DL4 2DB

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### Offers In Excess Of £70,000

Two bedroomed end terrace property with attic room, maintained alarm system and garden, located in a quiet residential area of Shildon. Situated only approx. 3 miles from Bishop Auckland's town centre, which provides access to a large range of facilities, including supermarkets, popular high street retail stores, healthcare services and both primary and secondary schools. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.


In brief the property comprises; an entrance hall leading into the open plan living room/dining room and kitchen to the ground floor. Whilst the first floor contains the two spacious double bedrooms, family bathroom and stairs leading up to the attic room. Externally the property has a small garden to the front along on street parking, whilst to the rear there is a good size garden with lawned area and patio ideal for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | [www.hunters.com](http://www.hunters.com)


The floor plan shows a large Living Room on the right and a Kitchen on the left. A staircase is located in the bottom left corner, with an arrow pointing 'UP'. A brown-colored area, possibly a hallway or closet, is situated between the Kitchen and the Living Room, with another arrow pointing 'UP'.

The floor plan for the second floor is shown. It includes a Landing area with a staircase labeled 'DOWN' and 'UP'. The Landing is connected to a Bathroom, Bedroom Two, and the Master Bedroom. The Master Bedroom is the largest room, and Bedroom Two is adjacent to it. The Bathroom is located near the Landing. The Hall is a small area at the bottom left of the plan.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		71	77
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

**Living Room**

18'10" x 10'9"

Spacious living room providing ample space for furniture, benefiting from neutral decor, large window to the front elevation and patio doors to the rear leading out into the garden.

**Kitchen**

11'5" x 8'10"

The kitchen is fitted with a range of white wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood, along with space for further free standing appliances.

**Master Bedroom**

13'9" x 9'6"

The master bedroom provides space for a king sized bed, further furniture and two windows to the front elevation.

**Bedroom Two**

13'0" x 9'2"

The second bedroom is another double bedroom with window to the rear elevation.

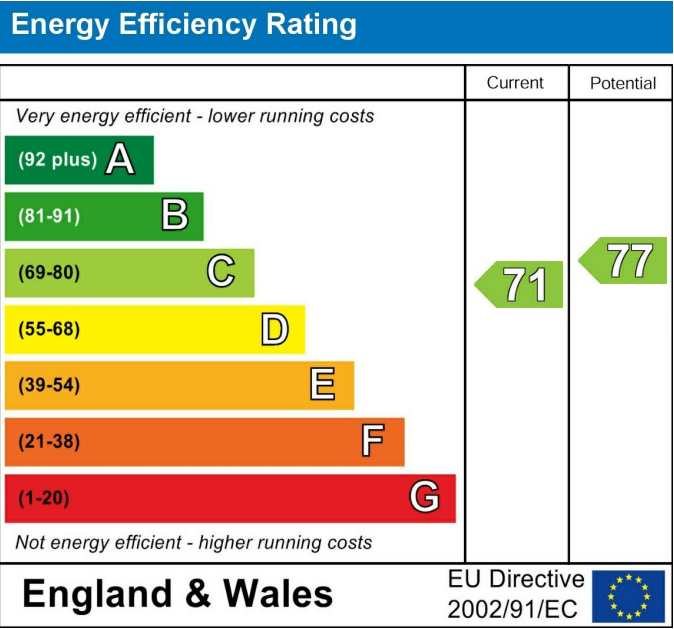
**Bathroom**

8'8" x 5'4"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

**External**

Externally the property has a small garden to the front along on street parking, whilst to the rear there is a good size garden with lawned area and patio ideal for outdoor furniture.



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.

