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Burnie Gardens Shildon, DL4 1NB

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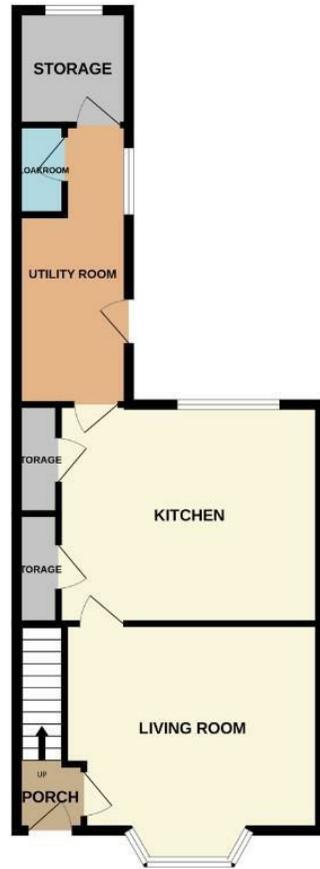
Offers In Excess Of £110,000

Well presented three bedroomed terraced property on Burnie Gardens in Shildon. Offered to the market for sale with no onward chain, this is an ideal home for investors, first-time buyers and families alike. Located just a short distance from the town centre providing ample amenities, whilst there is an extensive public transport system in the area allowing access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A689 is nearby and leads to the A1(M) both North and South, ideal for commuting.

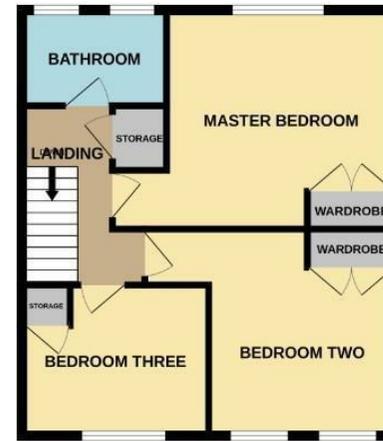
In brief the property comprises; an entrance porch leading through into the living room, kitchen/diner, utility room, cloakroom and storage room to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally, the property has an enclosed garden to the front mainly laid with gravelled area hosting trees and shrubbery along with patio pathway leading to the front entrance. To the rear there is a large, low maintenance garden fully enclosed with gravelled spaces ideal for outdoor furniture along with artificial lawn.

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GROUND FLOOR



1ST FLOOR



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.
Made with Metropack C0225

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Living Room

15'1" x 11'9"

Bright and spacious living room located to the front of the property with ample space for furniture, neutral decor and large bay window to the front elevation.

Kitchen/Diner

15'1" x 12'5"

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

Utility Room

16'4" x 6'6"

The utility room is fitted with a further range of wall and base units providing further storage along with space for additional appliances.

Cloakroom

4'11" x 2'7"

Fitted with WC.

Master Bedroom

13'1" x 12'5"

The master bedroom is generous double bedroom, with space for a king sized bed, fitted with built in wardrobes and large window to the rear elevation.

Bedroom Two

11'9" x 10'9"

The second bedroom is another large double bedroom with fitted wardrobe and window to the front elevation.

Bedroom Three

11'0" x 8'6"

The third bedroom is a single bedroom with fitted storage and window to the front elevation.

Shower Room

8'3" x 5'5"

The shower room is fitted with a double walk in shower cubicle, WC and wash hand basin set within a vanity unit.

External

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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.



