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Raby Gardens

Shildon, DL4 1NF

Offers Over £110,000



Three bedroomed family home located in Raby Gardens, ideal for first time buyers and families alike. Complete with a walled forecourt to the front along with an enclosed rear yard and additional garden over the rear lane. Located just a short distance from the town centre provides ample amenities, whilst there is an extensive public transport system in the area providing 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 this property comprises an entrance hallway, living room, dining room and kitchen to the ground floor whilst the first floor accommodates three good sized bedrooms and the bathroom. Stairs lead up to the attic room providing great additional storage space. Externally there is a walled forecourt along with on street parking available to the front, whilst to the rear is an enclosed, low maintenance yard. Across the rear lane there is a further enclosed lawned garden.



Living Room 12'2" x 12'2" (3.71 x 3.71)

Spacious and bright living room to the front of the property providing ample space for furniture, benefiting from inset multi fuel stove, modern decor and large bay window providing plenty of natural light.

Dining Room 15'8" x 12'5" (4.8 x 3.81)

The dining room is another great size with space for a dining table and chairs, further free standing furniture and window to the rear elevation.

Kitchen 12'9" x 8'2" (3.91 x 2.49)

The kitchen contains a range of high gloss wall, base and drawer units, complimenting wood work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated electric oven, microwave, gas hob and overhead extractor hood along with space for further free standing appliances including plumbing for a washing machine.

Utility Room

The utility room provides space for additional appliances.

Master Bedroom 10'9" x 14'0" (3.3 x 4.29)

The master bedroom is a great size with room for a king sized bed and further furniture, benefiting from built in wardrobes and bay window to the front elevation.

Bedroom Two 13'1" x 9'10" (3.99 x 3)

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

Bedroom Three 8'5" x 8'2" (2.59 x 2.49)

The third bedroom is a large single bedroom with window to the front elevation.

Bathroom 5'2" x 7'6" (1.6 x 2.31)

The modern family bathroom contains a walk-in shower, WC and wash hand basin.

Attic Room 14'8" x 15'1" (4.48 x 4.6)

The attic room is accessed via the landing, containing radiators, lighting, power points and two skylights to the rear elevation.

External

Externally there is a walled forecourt along with on street parking available to the front, whilst to the rear is an enclosed, low maintenance yard. Across the rear lane there is a further enclosed lawned garden.

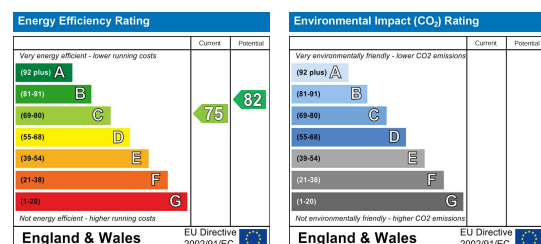
Area Map



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.

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