



Granville Avenue

Shildon, DL4 1JN

Price £130,000



Spacious two bedroomed semi detached family home, offered for sale with no onward chain. Set within a generous plot including front garden, large driveway, garage and impressive rear garden. Located on Granville Avenue in Shildon, only a short distance from local amenities including primary schools, convenience stores, local shops, cafes, butchers and bakerys. Nearby Bishop Auckland and Tindale Retail Park offer further facilities including supermarkets, high street retail stores and food outlets. The A689 is close by and leads to the A1(M) both North and South, there is also a train station for access to further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, conservatory and utility/WC to the ground floor. The first floor contains two large double bedrooms and a shower room. Externally the property has a garden to the front along with a large drive leading to the single garage. To the rear of the property there is a large enclosed garden mainly laid to lawn with well established perimeter borders.



Living Room 15'1" x 9'10" (4.6m x 3.0m)

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

Kitchen 15'3" x 9'10" (4.65m x 3.0m)

The kitchen is fitted with a range of wood wall, base and drawer units, complementing 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. Space is available for a table and chairs and access leads through into the conservatory.

Conservatory 14'4" x 7'0" (4.39m x 2.14m)

The conservatory is a great addition to the property providing a further seating area overlooking the garden.

Utility Room/WC 5'10" x 4'1" (1.8m x 1.26m)

Fitted with a WC and wash hand basin along with space available for a washing machine and dryer.

Master Bedroom 15'3" x 8'4" (4.67m x 2.55m)

The master bedroom is a generous double bedroom with window to the front elevation.

Bedroom Two 12'9" x 6'6" (3.9m x 2.0m)

The second bedroom is a further good size double bedroom with fitted wardrobes and window to the rear elevation.

Shower Room 5'9" x 5'6" (1.77m x 1.7m)

The shower room contains a single shower cubicle, WC and wash hand basin.

External

Externally the property has a garden to the front along with a large drive leading to the single garage. To the rear of the property there is a large enclosed garden mainly laid to lawn with well established perimeter borders.

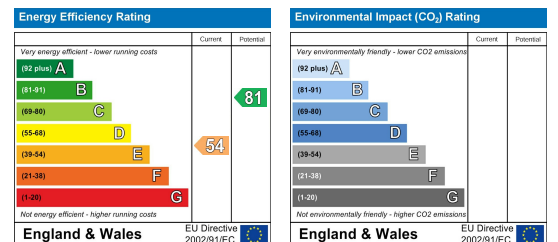
Area Map



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.