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Windsor Court Shildon, County Durham, DL4 1PP

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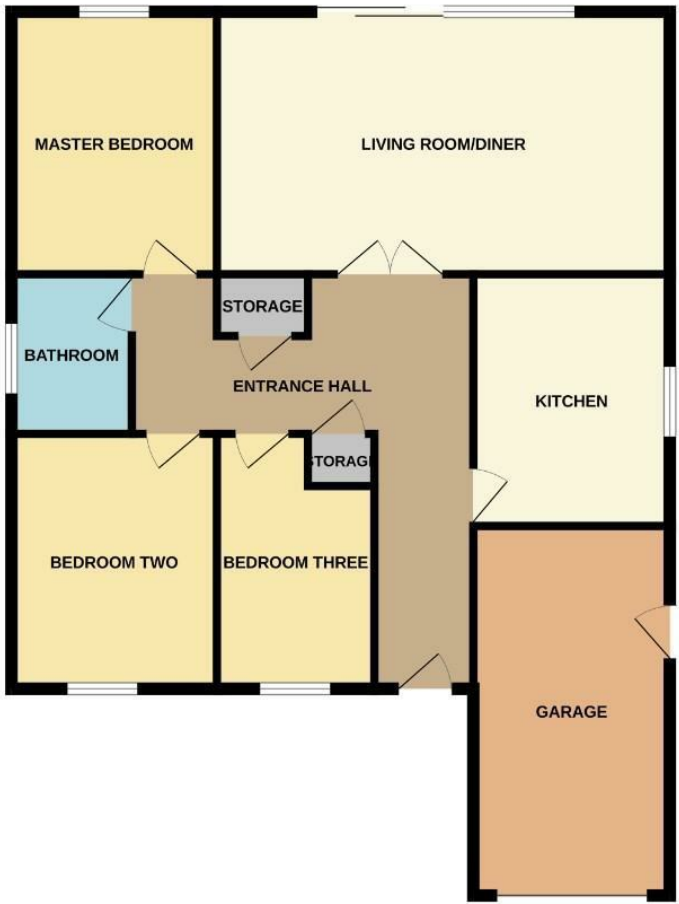
## Offers In Excess Of £300,000

Well presented three bedroomed detached bungalow located on Windsor Court in a quiet cul de sac within Shildon. Spacious throughout and complete with double driveway, garage as well as good sized gardens to the front, side and rear. Gas centrally heated and with UPVC double glazing, this property has been well maintained by the current owners. Situated just a short distance from local amenities within the town, including convenience stores, cafes, butchers, local shops and popular high street stores. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre which provides access to supermarkets, healthcare services, food outlets and retail stores. Shildon has an extensive public transport system in the area via both bus and rail, providing regular access to neighbouring towns and villages including Darlington and Durham.

In brief this property comprises; an entrance hallway, spacious living room/dining area, kitchen, WC, three generous bedrooms and the bathroom. Externally this property has gardens to the front, side and rear as well as a double driveway and integrated garage.

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GROUND 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 Metropix 5.0(2023)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Living Room/Dining Area**

21'3" x 12'4"  
Bright and spacious main reception room located to the rear of the property, providing ample space for living room furniture, dining table and chairs and further furniture. Benefitting from a gas fire, feature surround and sliding doors to the rear elevation leading into the garden.

**Kitchen**

11'9" x 8'8"  
The kitchen contains a range of white wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefitting from an integrated electric oven, hob and extractor hood, fridge/freezer and washing machine. Window to the side elevation.

**Master Bedroom**

12'7" x 9'8"  
The master bedroom provides space for a king sized bed, further furniture and window to the rear overlooking the garden.

**Bedroom Two**

11'10" x 9'10"  
The second bedroom is another spacious double bedroom with window to the front elevation.

**Bedroom Three**

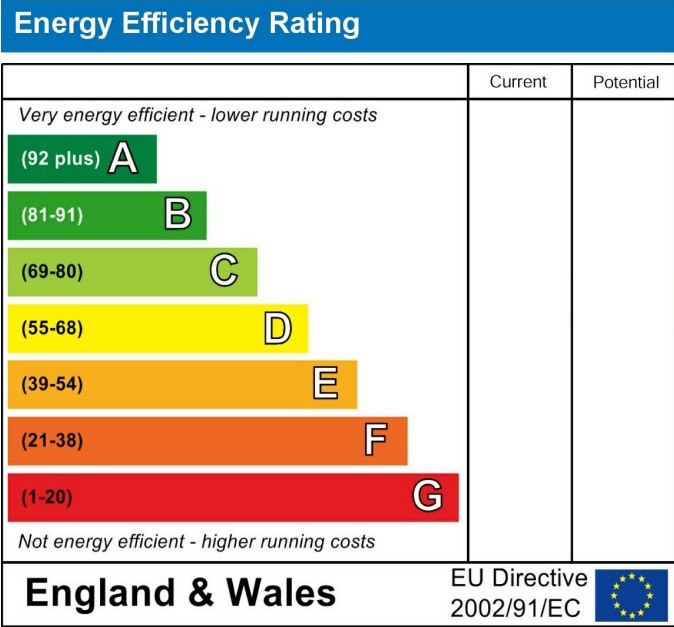
11'9" x 7'0"  
The third bedroom is spacious double bedroom with window to the front elevation.

**Bathroom**

7'0" x 5'6"  
The bathroom contains a panelled bath, overhead shower, wash hand basin and WC. Opaque window to the side elevation.

**External**

To the front of the property there is a paved driveway along with integrated garage providing ample off street parking. To the side and rear of the property there is an enclosed lawned garden, with established borders and patio area 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.







