



## Yew Tree Avenue

Shildon, DL4 2BH

£525 Per Month



Three bedroomeed terraced property situated on Yew Tree Avenue in Shildon. Located just a short distance from local amenities including shops, cafes, schools and convenience stores. Nearby Bishop Auckland and Tindale's retail park provide access to further facilities including supermarkets, secondary schools, high street stores and restaurants. There is an extensive public transport system in the area via both bus and rail. The A689 is close by leading to the A1(M).

In brief the property comprises an entrance hall leading into the spacious living room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a small garden to the front, as well as on street parking available. To the rear there is a good size low maintenance garden with artificial lawn and patio area ideal for outdoor furniture.



## Living Room

Spacious living room with ample space for furniture, neutral decor, laminate floor and dual aspect windows providing plenty of natural light. French doors open into the rear garden.

## Kitchen

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

## Master Bedroom

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

The bathroom contains a panelled bath, overhead shower, WC and wash hand basin.

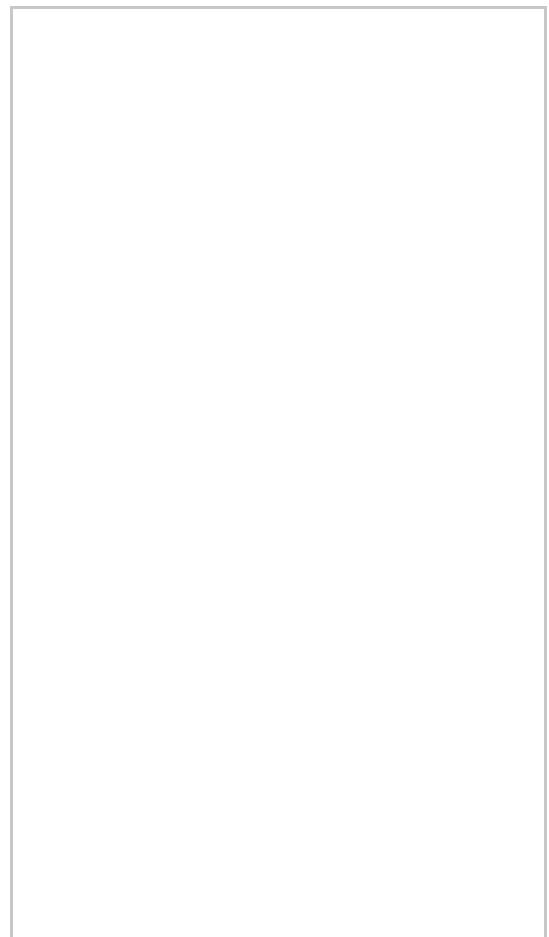
## External

Externally the property has a small garden to the front, as well as on street parking available. To the rear there is a good size low maintenance garden with artificial lawn and patio area ideal for outdoor furniture.

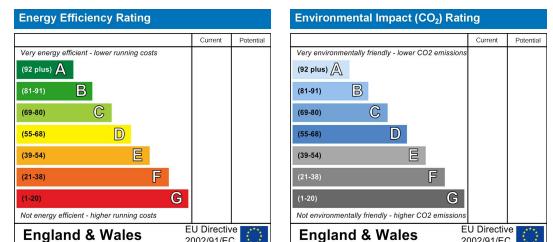
## Area Map



## 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.