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Dale Road Shildon, DL4 2LA

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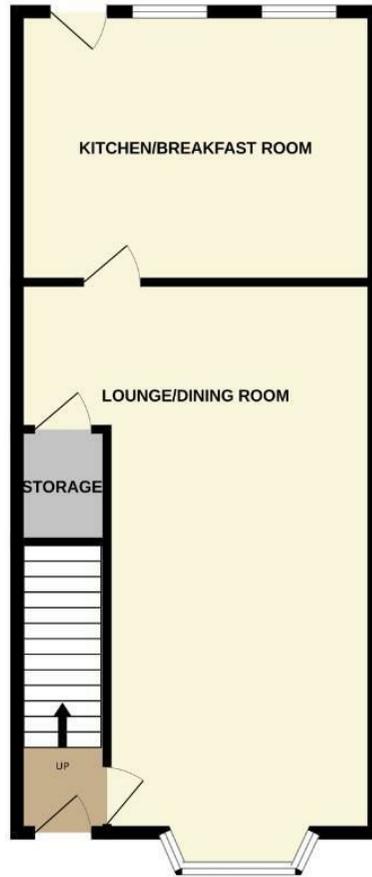
Offers In Excess Of £80,000

Modern three bedroomed, stone built terraced property located on Dale Road in Shildon. Situated on the outskirts of the town which offers access to a range of local amenities including schools, convenience stores and is located only approx. 3 miles from the nearby Tindale Retail Park, which has further amenities such as supermarkets, popular high street retail stores as well as food outlets. The neighbouring towns Bishop Auckland and Newton Aycliffe provide access to facilities such as healthcare services, further retail stores and both primary and secondary schools. The A68 and A688 are nearby and both lead to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

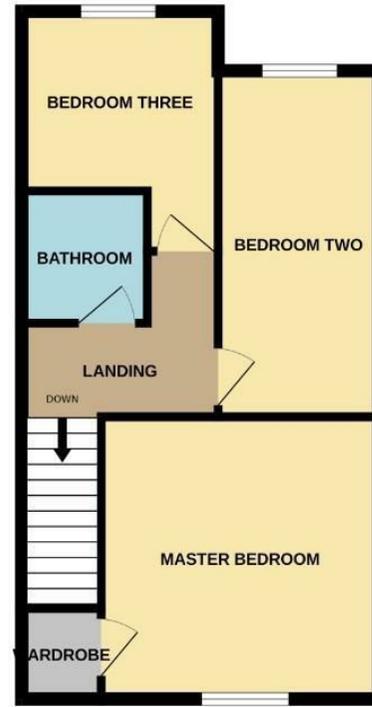
In brief the property comprises; an entrance hall leading through to the open plan living room/dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has on street parking to the front, whilst to the rear there is a enclosed yard with gated access to the rear lane.

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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

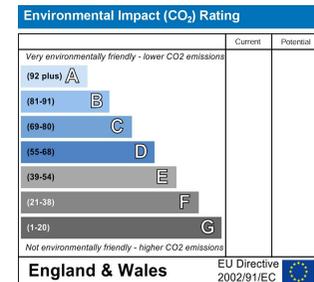
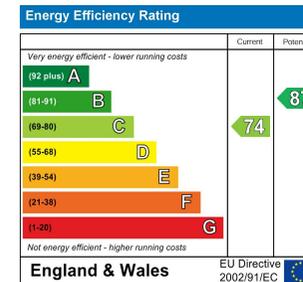


1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

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.
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Living Room

24'0" x 12'3"

Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and open plan leading through to the dining room.

Dining Room

The dining room provides space for a table and chairs, further furniture and access leads through to the kitchen.

Kitchen/Diner

14'9" x 11'9"

The kitchen is fitted with a range of wood wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Space is available for appliances including a range cooker, washing machine, fridge/freezer and dishwasher.

Master Bedroom

12'5" x 12'5"

The master bedroom is a spacious double bedroom with room for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

15'1" x 6'11"

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

Bedroom Three

10'5" x 8'0"

The third bedroom is a good size bedroom with window to the rear elevation.

Bathroom

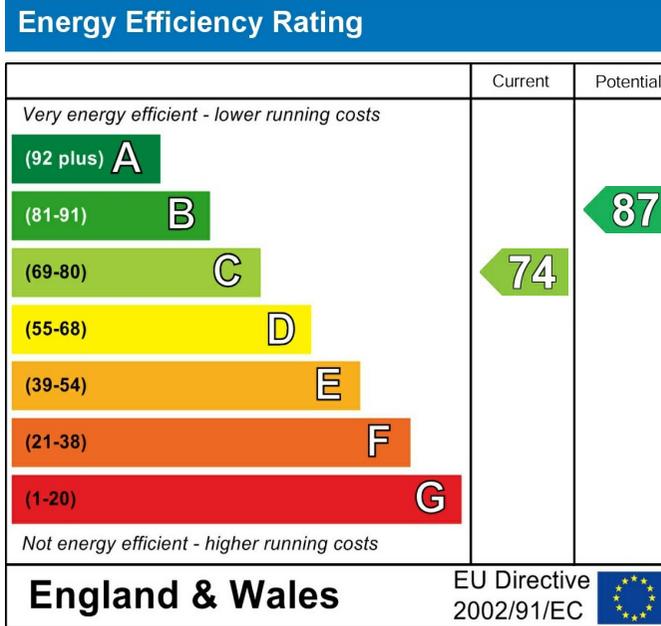
5'8" x 5'6"

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

External

Externally the property has on street parking to the front,

whilst to the rear there is a enclosed yard with gated access to the rear lane.



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.

