



HUNTERS®
HERE TO GET *you* THERE

Thickley Terrace Shildon, DL4 2LJ

Thickley Terrace Shildon, DL4 2LJ

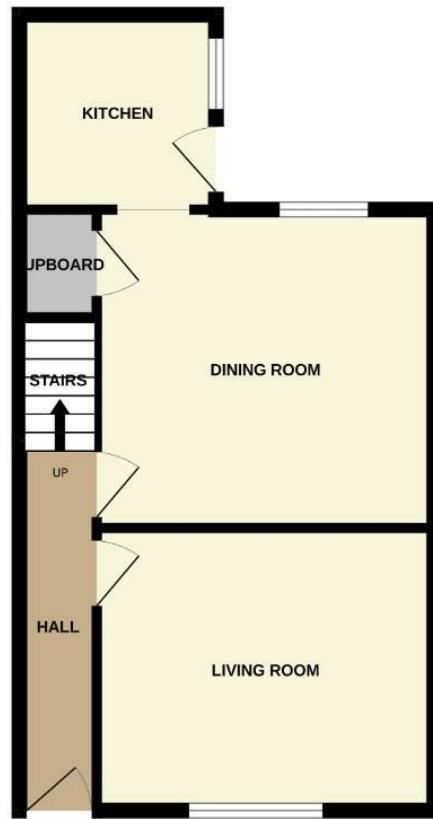
Offers In Excess Of £60,000

This spacious two bedrooned terraced property located on Thickley Terrace, in Shildon. The property is ideal for investors, sold with a tenant in situ paying £475pcm. Located only approx. 3 miles from the Tindale Retail Park, which offers access to 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 this property comprises of an entrance hallway, living room, dining room and kitchen to the ground floor whilst the first floor accommodates the two spacious bedroom and the family bathroom. Externally this property has on street parking to the front and a rear enclosed yard.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST 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 indicative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2006

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room

10'9" x 10'7"

Spacious living room with ample space for furniture and window to the front elevation.

Dining Room

12'7" x 12'0"

The second reception room is another good size with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

7'6" x 7'3"

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

Master Bedroom

16'4" x 10'9"

The master bedroom is a spacious double bedroom with two windows to the front elevation.

Bedroom Two

12'0" x 10'5"

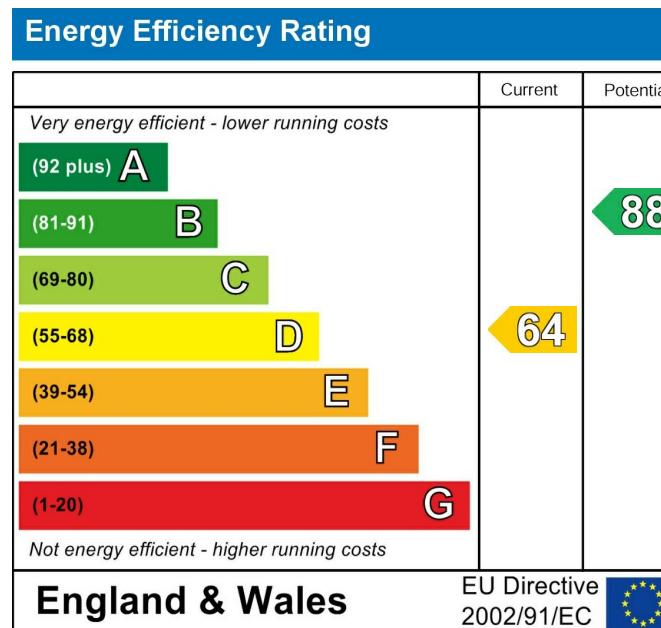
The second bedroom is another double bedroom with window to the rear elevation.

Bathroom

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

Externally this property has on street parking to the front and a rear enclosed yard.



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.

