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47 Coronation Avenue, Shildon, DL4 2AA

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Price £80,000

Recently refurbished three bedroomed semi-detached family home located on Coronation Avenue, Shildon. Offered to the market with no onward chain, the property is ready to move into making it an ideal home for first time buyers and growing families, but also those looking for a turnkey investment property. Situated only a short distance from local amenities including primary schools, local shops, convenience stores and restaurants, whilst further facilities are located in the nearby town Bishop Auckland and ever expanding Tindale retail park which both offer supermarkets, retail shops, food outlets as well as secondary schools and the new cinema/bowling and shopping complex opening summer 2024. There is an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

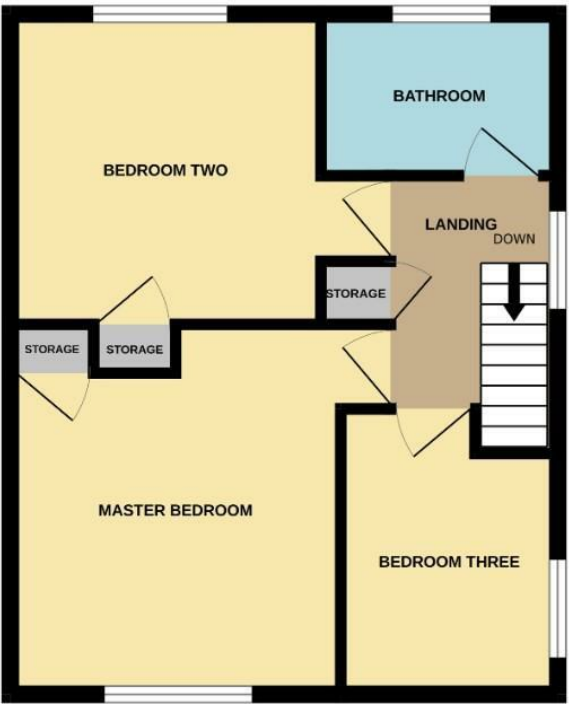
In brief, the property comprises; an entrance hallway leading into the living/dining room, kitchen, utility room and cloakroom to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a block-paved driveway to the front elevation, along with an enclosed lawned garden to the front and side. To the rear, there is an enclosed garden mainly laid to lawn with paving slab pathway.

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 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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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		
	69	84
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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

15'7" x 12'5"
Spacious living room located to the front of the property offering plenty of space for living and dining furniture, benefiting from electric fire with feature surround, neutral decor and large bay window allowing lots of natural light.

Kitchen

11'5" x 10'5"
The modern kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs, sink/drainер, integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances and a dining table and chairs.

Utility

10'5" x 7'0"
The utility room is fitted with further wall and base units allowing for a great additional storage space.

Cloakroom

2'11" x 2'11"
Ground floor cloakroom newly fitted with a WC and wash hand basin.

Master Bedroom

12'9" x 12'5"
Generously sized master bedroom offering space for a king-sized bed and further furniture, benefiting from fitted storage cupboards, neutral decor and large window to the front elevation.

Bedroom Two

12'9" x 10'6"
Large second bedroom with space for a king-sized bed and further furniture, with fitted storage cupboard, neutral decor and window to the rear elevation.

Bedroom Three

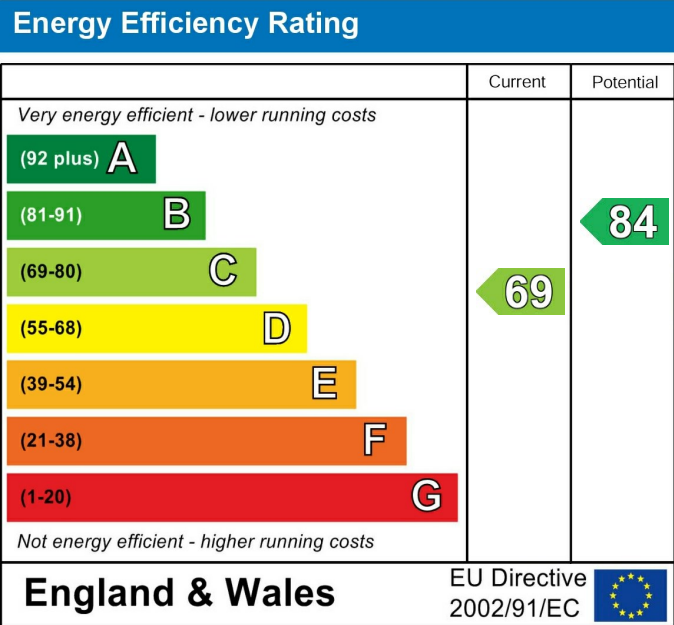
9'4" x 7'6"
The third bedroom is a large single room with neutral decor and window to the front elevation.

Bathroom

8'2" x 5'4"
Fully tiled family bathroom fitted with a panelled bath with overhead shower, wash hand basin, WC and dual frosted windows to the rear elevation.

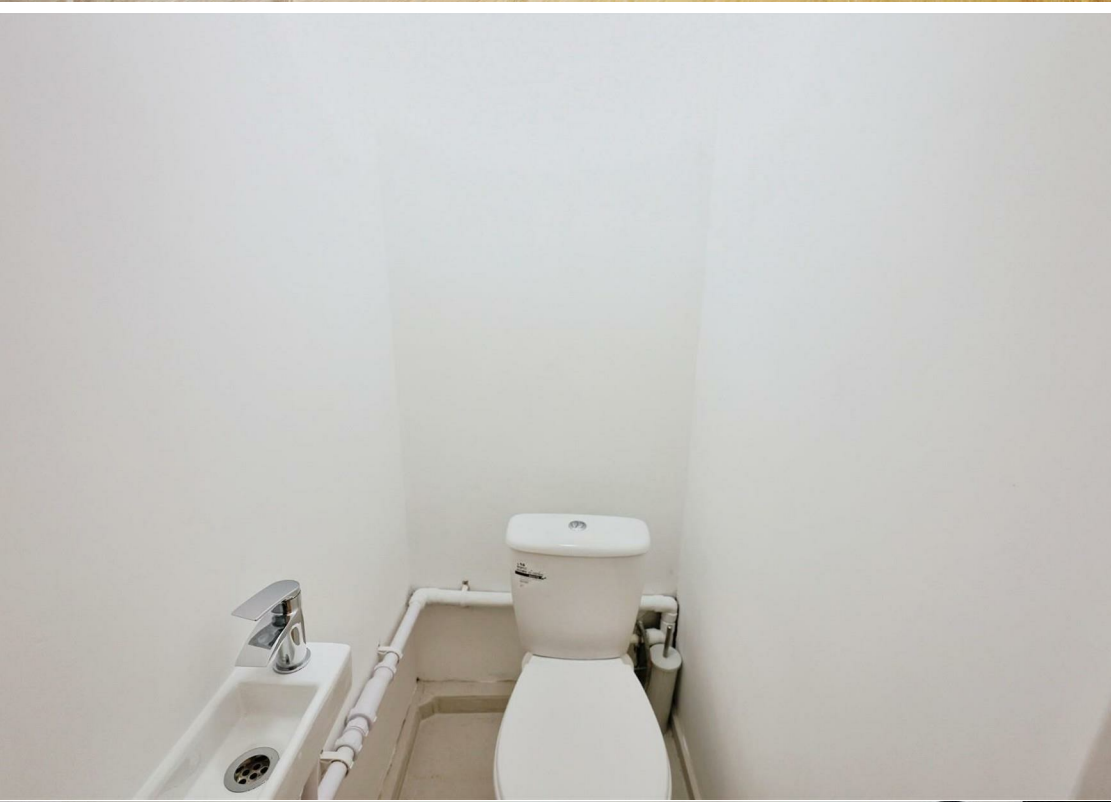
External

Externally, there is a block-paved driveway to the front elevation, along with an enclosed lawned garden to the front and side. To the rear, there is an enclosed garden mainly laid to lawn with paving slab pathway.



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.









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