



HUNTERS[®]

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George Street Shildon, DL4 1JS

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Price £40,000

Public Notice

Address: 25 George Street, Shildon, DL4 1JS

We are acting in the sale of the above property and have received an offer of £39,999

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

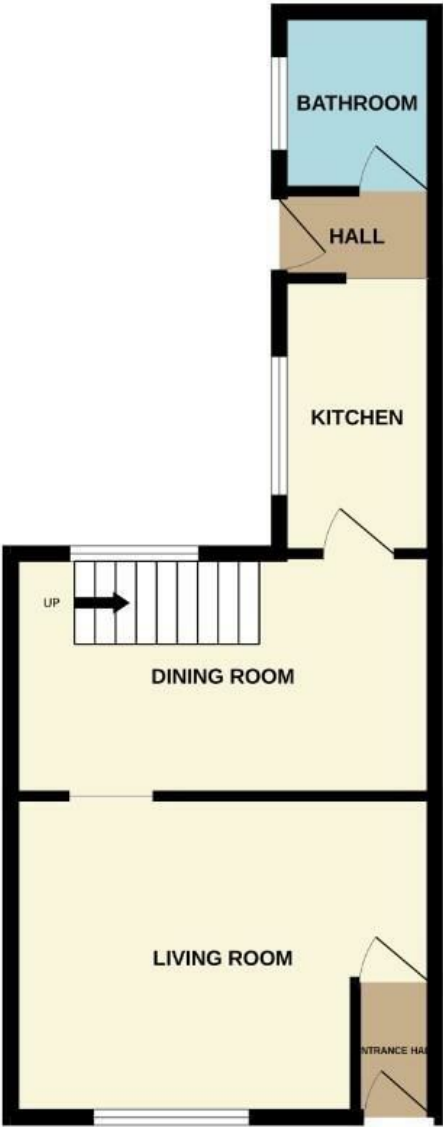
Date of Notice: 28/11/2025

Two bedroomed, end of terrace property located on George Street in Shildon. Offered with no onward chain the property is just a short distance from local amenities such as convenience stores, local shops, primary school and other stores, there is also an extensive public transport system in the area allowing for regular access to neighbouring towns and village such as Bishop Auckland, Darlington and Durham.

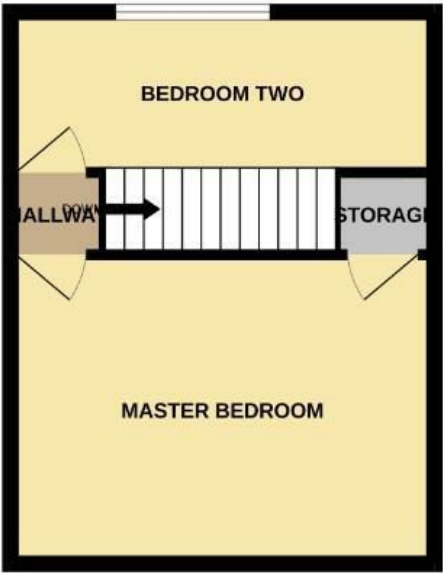
In brief the property comprises; the living room, dining room, kitchen and bathroom to the ground floor. Whilst the first floor contains two bedrooms. Externally the property has an enclosed yard to the rear, as well as on street parking to the front.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(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 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		
England & Wales	EU Directive 2002/91/EC	

Living Room

15'1" x 11'5"

The living room is a good size, with large window to the front elevation.

Dining Room

15'1" 8'6"

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

Kitchen

9'10" x 5'6"

The kitchen contains a range of wall, base and drawer units, work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances.

Bathroom

6'2" x 5'6"

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

Master Bedroom

15'1" x 11'1"

The master bedroom is a double bedroom with window to the front elevation.

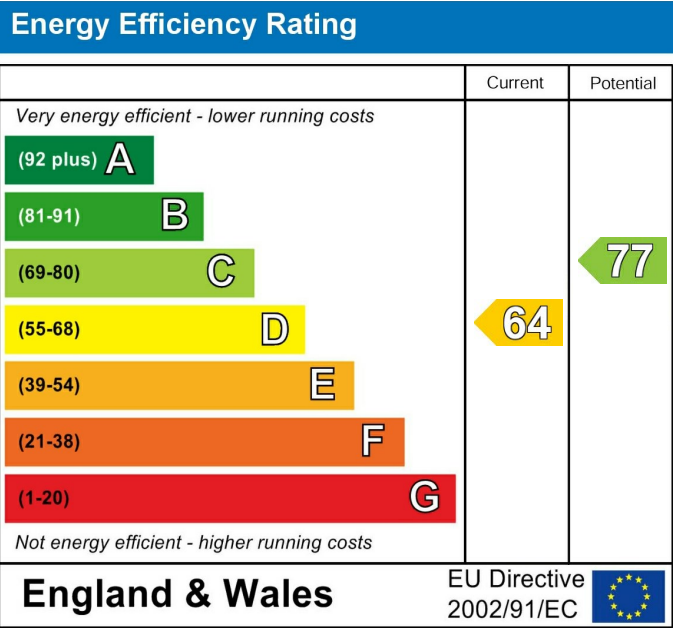
Bedroom Two

15'1" x 5'4"

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

External

Externally the property has an enclosed yard to the rear, as well as on street parking to the front.



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.