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Dale Road Shildon, DL4 2LB

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Price £90,000

Immaculately presented two bedrooomed, semi detached family home pleasantly positioned on Dale Road in Shildon. Pleasantly 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 porch to the side leading into the living room, dining room and kitchen to the ground floor. The first floor contains the spacious master bedroom, second double bedroom and family bathroom. Externally the property has a gated paved courtyard to the front, with further gated access to the side of the property leading into the rear garden. To the rear, there is a well maintained enclosed garden, with artificial lawn, gravelled area and seating area ideal for outdoor furniture, On street parking is available to the front.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 working order can be given. Made with Metroplan C2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	Very energy efficient - lower running costs	82	
(81-91) B		69	
(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	Very environmentally friendly - lower CO ₂ emissions		
(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

15'1" x 11'1"

Bright and spacious living room located to the front of the property, benefiting from neutral decor, gas fire with feature surround and large bay window to the front elevation allowing lots of natural light.

Dining Room

15'1" x 14'11"

The second reception room is again a great size, with ample space for a dining table and chairs, further furniture along with a gas fire with feature surround. Dual aspect windows provide lots of natural light.

Kitchen

12'2" x 7'3"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing 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. Windows to the rear and side elevation.

Master Bedroom

15'1" x 13'1"

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

Bedroom Two

14'9" x 9'3"

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

Bathroom

8'5" x 5'8"

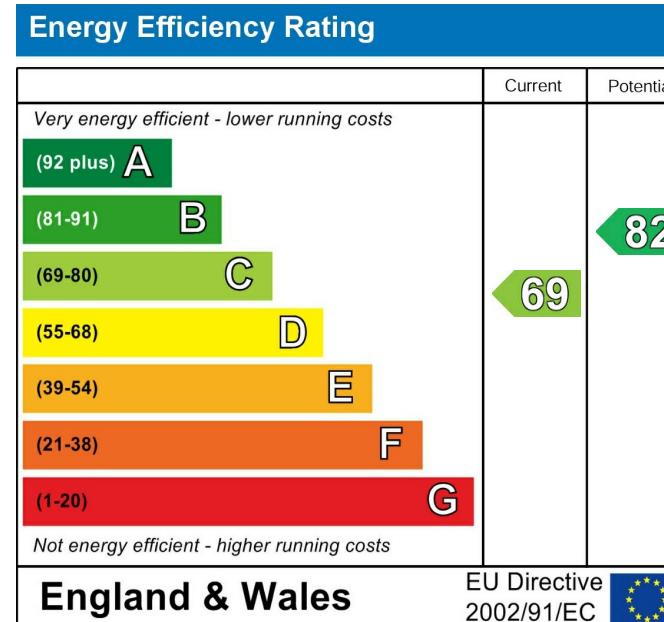
The bathroom is fitted with a panelled bath with

overhead shower, heated towel rail, WC and wash hand basin. Window to the rear elevation.

External

Externally the property has a gated paved courtyard to the front, with further gated access to the side of the property leading into the rear garden. To the rear there is a well maintained enclosed garden, with artificial lawn, gravelled area and seating area ideal for outdoor furniture. On street parking is available to the front.

Energy Efficiency Rating



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.



