

# HUNTERS<sup>®</sup>

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## Queen Street

Shildon, DL4 2HD

Price £70,000



Immaculately presented two bedroomed terraced property situated in the centre of Shildon, within walking distance of the town centre providing easy access to a range of amenities. The neighbouring town Bishop Auckland provides access to a further range of amenities including supermarkets, restaurants, popular high street retail stores as well as healthcare facilities and also excellent secondary schools. For commuters, there is easy access to both the A68 which leads to the A1 (M) both North/South as well as the extensive public transport system which provides access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance porch leading through into the open plan living room/dining room and the kitchen. The first floor contains the two spacious bedrooms and the bathroom. Externally this property has an enclosed yard to the rear with gated access into the back lane, as well as outhouse providing additional storage. To the front of the property on street parking is available.



### LIVING ROOM 13'0" x 15'11" (3.97 x 4.85)

Spacious and bright living room, benefiting from neutral décor, electric fire with feature surround and window to the front elevation allowing plenty of natural light.

### DINING ROOM 11'10" x 15'1" (3.61 x 4.6)

Open plan leading on from the living room, the second reception room is another great size. Providing ample space for a dining table and chairs, further furniture and stairs lead to the first floor.

### KITCHEN 7'10" x 10'6" (2.4 x 3.2)

Modern fitted kitchen which contains a range of contemporary wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated electric oven, hob and overhead extractor hood along with space for free standing washing machine, fridge and freezer.

### MASTER BEDROOM 12'10" x 15'9" (3.9 x 4.8)

The master bedroom is a impressive size, providing space for a king sized bed, free standing wardrobes and window to the front elevation.

### BEDROOM TWO 8'2" x 11'10" (2.49 x 3.61)

The second bedroom is another great size bedroom with built in wardrobes and window to the rear elevation.

### BATHROOM

The bathroom is fitted with a modern white suite that comprises; an panelled bath with overhead shower, WC and wash hand basin.

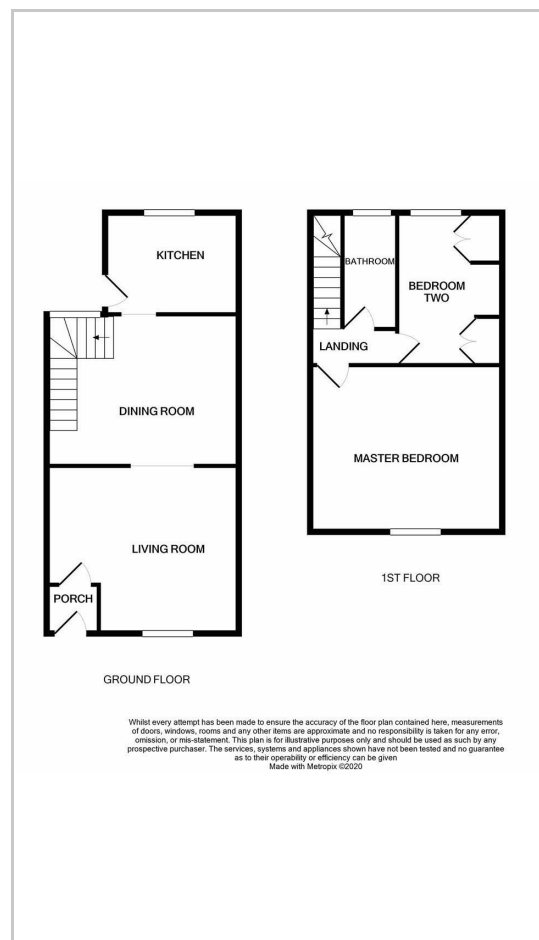
### EXTERNAL

Externally there is a enclosed gated yard to the rear with outhouse providing additional storage space. Whilst to the front on street parking is available.

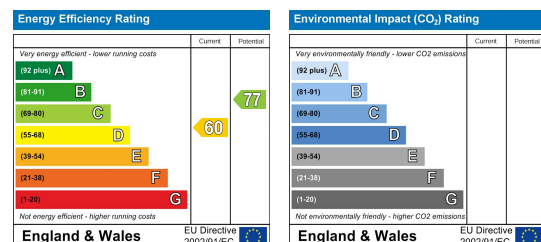
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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