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Byerley Court Shildon, DL4 1RH

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£50,000

Spacious two bedroomed apartment located in Byerley Court, Shildon. Complete with parking this location is ideal for access to local amenities within the town including primary schools, shops, cafes and restaurants. There is a regular public transport system in the area via both bus and rail, leading to neighbouring towns and villages. Nearby Tindale retail park and Bishop Auckland town centre provide access to additional amenities including secondary schools, supermarkets, high street stores, food outlets and leisure facilities. The A6072 is close by for commuters and leads to the A1(M) both North and South.

In brief this apartment comprises; spacious living room, kitchen, bathroom and two bedrooms. Externally there is parking available.

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A floor plan diagram of a 3-bedroom house. The layout includes a Living Room (top left), Kitchen (top right), Master Bedroom (bottom left), Bedroom Two (bottom center), and a Bathroom (bottom right). A central Hallway connects the rooms. The plan shows door swings and windows. The Living Room and Kitchen are yellow, the Master Bedroom and Bedroom Two are light yellow, and the Bathroom is light blue. The Hallway is light brown.

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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| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |         |           |

**England & Wales**

EU Directive 2002/91/EC



**Living Room**

13'5" x 9'4"  
Spacious living room providing ample space for furniture with sliding doors opening into the enclosed garden.

**Kitchen**

9'6" x 9'2"  
The kitchen contains a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Fitted with an integrated oven, hob and overhead extractor along with space for further free standing appliances.

**Bathroom**

8'10" x 5'6"  
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**Master Bedroom**

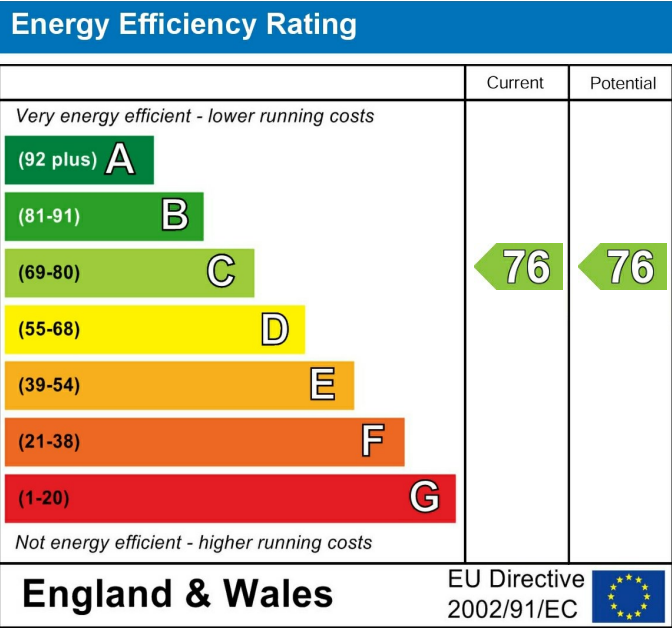
11'5" x 8'10"  
The master bedroom provides space for a king sized bed, further furniture and window providing lots of natural light.

**Bedroom Two**

8'0" x 6'2"  
The second bedroom is another double bedroom, with window providing lots of natural light.

**External**

Externally this property has a small enclosed low maintenance garden and also a car park, offering off street parking to the residents.



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.

