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13 St. Johns Road, Shildon, County Durham, DL4 1LT

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By Auction £70,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £70,000 * BIDDING CLOSES 26 DECEMBER AT 3PM* FEES APPLY *
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Four bedroomed mid terraced property offered to the market for sale with vacant possession and no onward chain. This property is pleasantly positioned close to Hackworth Park and the town centre, complete with on street parking available close by and an enclosed yard. The town has a range of local amenities including convenience stores, local shops, cafes, healthcare services and schools. Further facilities are available in the nearby town Bishop Auckland, including secondary schools, supermarkets, popular high street stores and restaurants. There is an extensive public transport system in the area via both bus and rail, whilst the A68 is close by leading to the A1(M).

In brief, the property comprises; an entrance hall leading to the living room, dining room, kitchen, pantry and cloakroom to the ground floor. The first floor has the master bedroom with ensuite, three further bedrooms and family bathroom. Externally, the property has a small courtyard and on street parking to the front. To the rear, there is an enclosed yard with storage shed.

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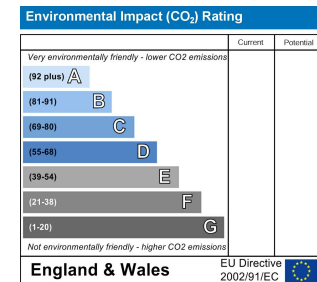
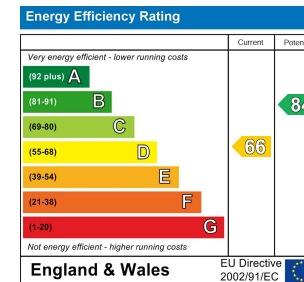
GROUND FLOOR



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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Living Room

14'9" x 14'1"

Bright and spacious living room located to the front of the property which benefits from neutral decor, bay window providing plenty of natural light and has ample space for furniture.

Dining Room

13'5" x 13'1"

A second reception room with plenty of space for a dining table and chairs, with neutral decor and window overlooking the yard.

Kitchen

14'9" x 6'6"

Modern and bright kitchen fitted with a range of wall, base and drawer units, sink/drain, integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances.

Pantry

4'11" x 4'11"

The pantry is a great additional storage space to the rear of the kitchen.

WC

6'2" x 4'11"

Fitted with a wash hand basin, WC and additional storage cupboard.

Master Bedroom

14'1" x 12'7"

Large master bedroom with ample space for a king sized bed, further furniture and benefiting from neutral decor with window to the front elevation.

Ensuite

9'2" x 4'3"

Ensuite to the master bedroom fitted with a corner shower cubicle, wash hand basin and WC.

Bedroom Two

14'3" x 12'11"

Second double bedroom with ample space for a king sized bed, further furniture, neutral decor and window to the front elevation.

Bedroom Three

14'4" x 12'8"

Third double bedroom with plenty of space for bedroom furniture, neutral decor and window to the rear elevation.

Bedroom Four

8'2" x 7'2"

Single bedroom with neutral decor and window to the side elevation.

Bathroom


12'9" x 5'6"

Family bathroom fitted with a panelled bath, heated towel rail, wash hand basin, WC and frosted window to the rear elevation.

External

Externally, the property has an enclosed yard to the rear with additional storage sheds. To the front, there is a small courtyard and on street parking is available.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.



