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Yew Tree Avenue Shildon, DL4 2BJ

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Price £88,000

Three bedroomed, terraced property located on Yew Tree Avenue in Shildon, ideal for investors offered for sale with tenants in situ. The property is only a short distance from local amenities including primary schools, local shops, convenience stores and restaurants, whilst further facilities are located in the nearby town Bishop Auckland and ever expanding Tindale retail park which both offer supermarkets, retail shops, food outlets as well as secondary schools and the new shopping complex. There's an extensive public transport system in the area via both bus and rail, whilst the A689 is close by for commuters.

In brief the property comprises; an entrance hall leading through to the living room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has a driveway to the front providing off street parking, whilst to the rear there is an enclosed lawned garden.

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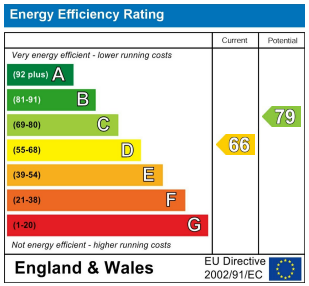
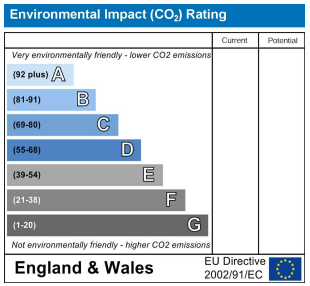
GROUND FLOOR

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
18'11" x 10'10"
Bright and spacious living room providing ample space for furniture with window to the front elevation and French doors to the rear.

Kitchen
11'5" x 9'6"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated oven, hob and extractor along with space for further free standing appliances.

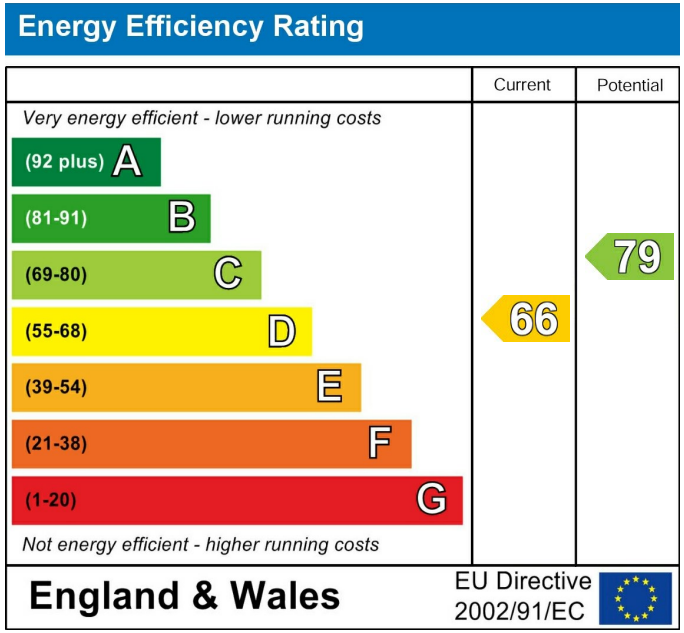
Master Bedroom
13'11" x 9'6"
The master bedroom is a large double bedroom with space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two
13'11" x 9'2"
The second bedroom is another double bedroom with window to the rear elevation.

Bedroom Three
7'3" x 7'1"
The third bedroom is a single room with window to the front elevation.

Bathroom
7'9" x 5'5"
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

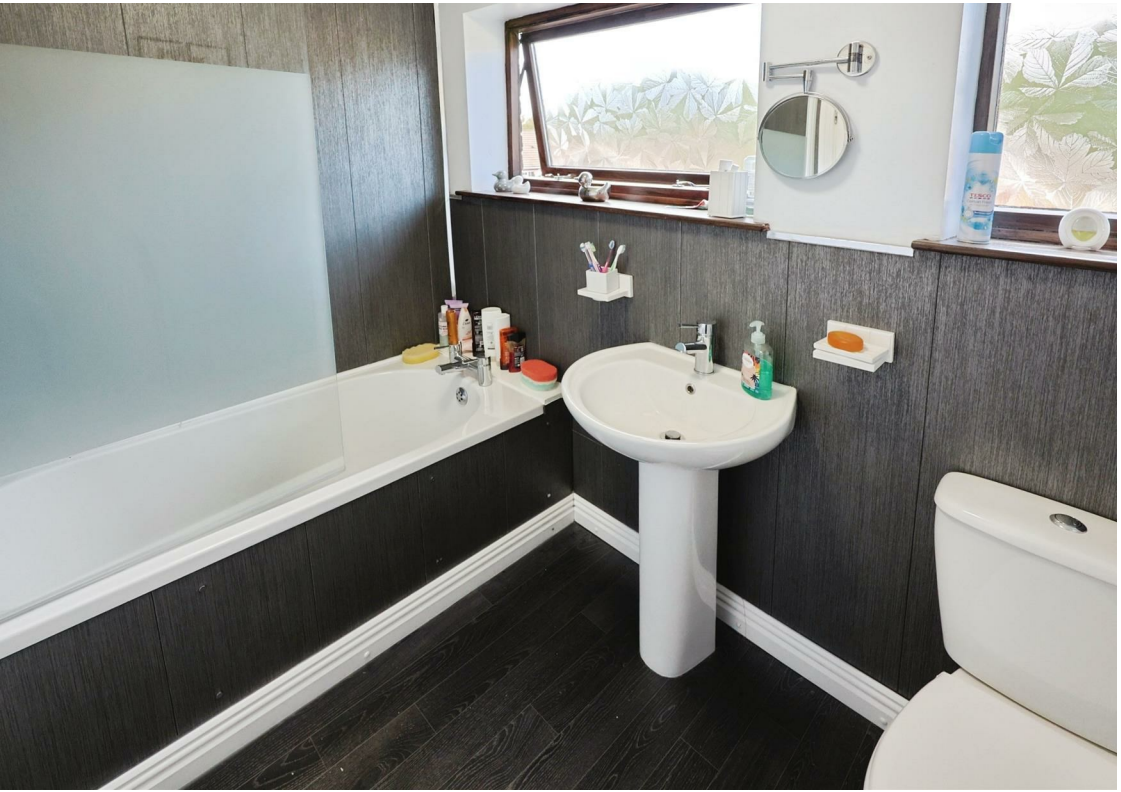
External
Externally the property has a driveway to the front providing off street parking, whilst to the rear there is an enclosed lawned garden.



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.

Home is where MY BOYS are

THE BLACK CATS



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