



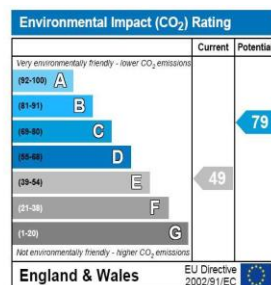
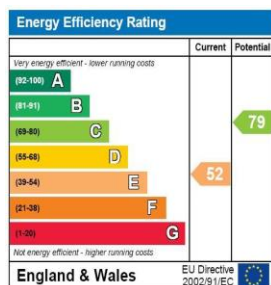
HUNTERS[®]
HERE TO GET *you* THERE

Byerley Road, Shildon

Byerley Road, Shildon

Asking price: £80,000

Well presented three bedroomed terraced property is located on Byerley Road in Shildon benefiting from being within close proximity to the town centre allowing easy access to a range of facilities which include shops, cafés, restaurants and schools. It is also only approximately 3 miles from Bishop Auckland which has a further array of amenities and transport links via the train and bus station. This ideal family home briefly comprises of an entrance hall, two well proportioned reception rooms and kitchen to the ground floor whilst the first floor contains three good sized bedrooms and a family bathroom. There is also access to a boarded attic room that can be accessed via pull down ladder which has electric points. Externally there is a enclosed yard to the rear with gated access into the rear lane and to the front on street parking is available.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



147-149 Newgate Street, Bishop Auckland, DL14 7EN
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Hunters Bishop Auckland

ENTRANCE HALL

Entrance hall with original tiled flooring providing access into the principle reception rooms and stairs ascending to the first floor.

LIVING ROOM

3.71m x 3.86m

Spacious family room with neutral décor, electric fire with feature fire surround and bay window to the front elevation allowing plenty of natural light.

DINING ROOM

3.25m x 3.96m

Further reception room allowing ample space for dining table and chairs, with window overlooking the rear yard.

KITCHEN

2.08m x 4.7m

Large kitchen located to the rear of the property which is fitted with white wall and base units, complimenting work surface, tiled splash backs and sink drainer. Also fitted with a range oven and overhead extractor, fridge/freezer and plumbing for an automatic washing machine. With window to the side elevation.

MASTER BEDROOM

5.05m x 3.85m

Spacious master bedroom located to the front of the property with ample space for a king sized bed and further free standing furniture, bay window to the front elevation.

BEDROOM TWO

3.11m x 3.95m

Again another well proportioned double bedroom with window to the rear elevation.

BEDROOM THREE

2.73m x 2.52m

Good sized double room with window to rear elevation.

BATHROOM

1.7m x 1.98m

Family bathroom which is fitted with a panelled bath, WC, wash hand basin and perimeter tiling. Opaque window to the side elevation.

EXTERNAL

To the rear of the property there is an enclosed yard with gated access into the rear lane as well as an outhouse providing additional storage, whilst to the front there is on street parking available.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01388311582

OPENING HOURS:

9am - 5.30pm Monday to Friday and Saturday 9am -4pm,

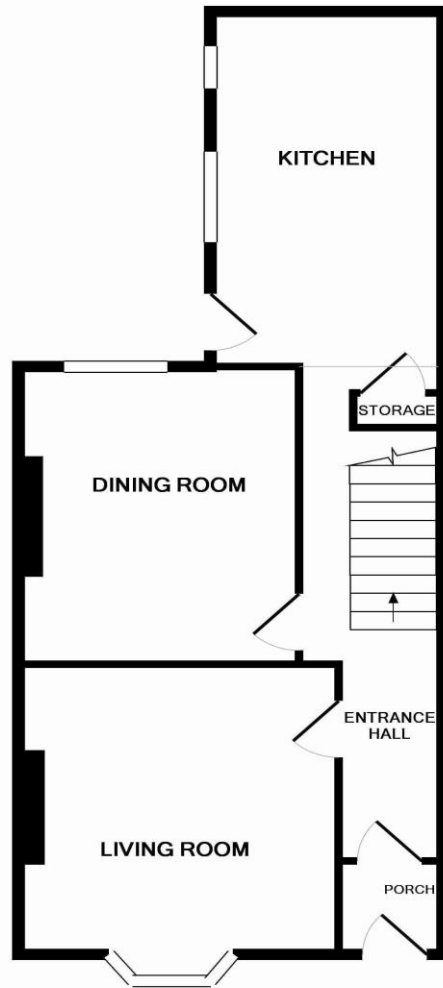
Closed on Sunday.

THINKING OF SELLING?

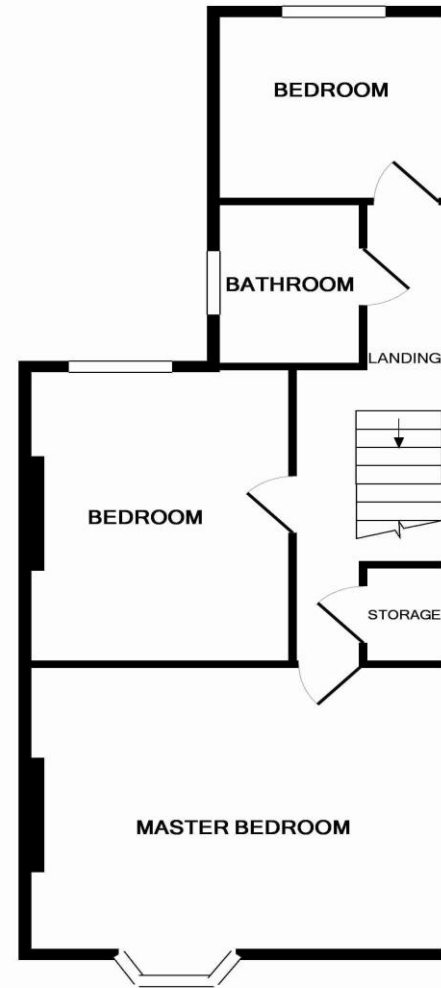
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

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.



GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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