



74 Main Street Shildon DL4 1AQ

- 3 Bedroom Family Home
- Popular Residential Location
- GARAGE
- Deceptively Spacious
- Close To Schools and Amenities
- NO ONWARD CHAIN

Offers In the Region Of £67,000

74 Main Street

Rea Estates offer to the sales market this spacious Three Bedroom End of Terrace property, situated within a popular residential area of Shildon.

Hackworth Park is a short walk away as is the town centre, offering a range of schools, shopping and recreational facilities. An extensive public transport system provides access to neighbouring towns and villages. The A689 is nearby, leading to the A1(M) for travel both North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises;

Entrance Lobby, Lounge with staircase rising to the first floor, separate Dining Room, fitted Kitchen and Rear Porch.

To the first floor there is a Family Bathroom and 3 Bedrooms.

Occupying a corner plot the property has an enclosed yard with pedestrian access to the attached Garage. In our opinion this property, which is competitively priced and offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Lounge:

16'02 max x 13'1 max (4.95m x 4.01m)

Windows to front and side elevations, radiator and staircase rising to the first floor. Glazed door to dining room.



Ground Floor

Entrance Lobby

Glazed entrance door opening to lobby with door to:

Dining Room:
12'09 x 10'0 (3.91m x 3.07m)

Providing ample space for a family size table and chairs. Electric wall mounted fire, window overlooking rear porch and door to kitchen.



Rear Lobby
7'02 x 7'01 (2.18m x 2.16m)

Window and external door opening to the rear courtyard.



Kitchen:
11'10 x 6'11 (3.61m x 2.11m)

Part tiled kitchen fitted with a range of base, wall and drawer units, laminated work surfaces with inset stainless steel sink unit. Space and plumbing for washing machine. Recessed ceiling lights, wall mounted extractor fan, window to the side elevation and door to rear lobby.



First Floor Landing

Doors to:

Family Bathroom

Comprising, electric shower over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window and cupboard housing central heating boiler.



Bedroom One:**12'02 x 10'03 (3.71m x 3.12m)**

Double bedroom situated to the front of the house.

**Externally**

To the rear of the house there is an enclosed yard with gated access and pedestrian door to garage.

**Bedroom Two:****11'08 x 9'09 (3.56m x 2.97m)**

A second double bedroom with window to the rear elevation.

**Bedroom Three:****8'07 x 6'01 (2.62m x 1.85m)**

Window to the side elevation.

Rocklea, Burke Street

Bedroom Three:

10'5 x 8'10 (3.2m x 2.7m)

Ample sized third bedroom with window to the front elevation and radiator.



Externally

To the front of the house there is a wall enclosed garden, which is paved for ease of maintenance. Double gates open to a driveway, allowing added off road parking, leading to an attached garage.

Gated side access leads to a yard with pedestrian door to garage.

The rear garden is again low maintenance with raised flower beds.



Bathroom

Two level bathroom fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Part tiled walls, radiator and obscure double glazed window.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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