



## 4 Queensway Shildon DL4 2BQ

- 2 Bedroom Semi Detached
- Deceptively Spacious
- Close To Local Amenities
- Gas Central Heating
- uPVC Double Glazing
- IDEAL FIRST TIME BUY OR INVESTMENT

**Offers In The Region Of £59,950**

## 4 Queensway

Rea Estates offer to the sales market this deceptively spacious 2 Bedroom Semi Detached property, situated in a popular area of the town, close to local amenities. The market town of Shildon, which is home to the Locomotion Railway Museum, is approximately 4 miles south east of Bishop Auckland and 11 miles north of Darlington. The property has excellent transport links to neighbouring towns and villages and is within easy reach of the A1(m) for travel North and South.

The property is warmed via Gas Central Heating and benefits from uPVC Double Glazing.

The internal layout briefly comprises, Entrance Lobby with staircase rising to the first floor, a well proportioned Lounge, Kitchen Diner and rear Hallway/Utility Area.

To the first floor there are 2 Double Bedrooms and a Bathroom.

Externally the property has enclosed gardens to both front and rear.

In our opinion this property should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

### **Entrance Hallway**

Side entrance door opening to lobby with cornice to ceiling, staircase rising to the first floor, radiator and doors to:

### **Lounge:**

**16'11 x 10'04 ex bay (5.16m x 3.15m)**

A spacious lounge with bay window to the front elevation, allowing lots of natural light to flood the room. Cornice to ceiling, wall mounted gas fire and radiator.



**Kitchen Diner:**  
**11'01 x 9'01 (3.38m x 2.77m)**

Fitted with a range of base and wall units, with laminated work surfaces. Inset stainless steel sink unit, free standing gas cooker point, space and plumbing for automatic washing machine. Window overlooking the rear garden, storage cupboard and radiator.



**Rear Hallway/Utility:**  
**9'02 x 5'04 (2.79m x 1.63m)**

A useful area providing further space for white goods. Two storage cupboards, radiator, timber framed window and external door to garden.



**First Floor Landing**

Loft access hatch and doors to:

**Bedroom One:**  
**17'05 x 10'05 (5.31m x 3.18m)**

An extremely well proportioned double bedroom situated to the front of the house. Fitted robes, built in storage cupboard and radiator.



# 4 Queensway

## Bedroom Two:

**12'07 x 11'06 (3.84m x 3.51m)**

A second double bedroom which is situated to the rear of the property overlooking the garden. Built in storage cupboard and central heating radiator.



## Externally

Occupying a generous plot the property has an enclosed low maintenance garden to the front. To the rear the garden is laid to lawn with flower borders and paved walkway.



## Family Bathroom

Fully tiled bathroom comprising, electric shower unit over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window to the rear elevation and central heating radiator.



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, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.