



Diamond Street

Shildon DL4 1HY

£135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



www.venturepropertiesuk.com

Diamond Street

Shildon DL4 1HY



- Impressive Semi Detached Property
- EPC Grade B
- Driveway

- Three Bedrooms
- Three Reception Rooms
- UPVC Double Glazed

- Newly Fitted Kitchen
- Enclosed Rear Garden
- Gas Central Heating

EXCEPTIONALLY WELL MAINTAINED THREE BEDROOM SEMI DETACHED property. Offering THREE RECEPTION ROOMS including lounge, dining room and conservatory plus NEWLY fitted KITCHEN. To the first floor Three BEDROOMS, family BATHROOM. EXTERNALLY is an impressive ENCLOSED SOUTH facing rear GARDEN and to the side a DRIVEWAY. Diamond Street is located in Shildon having a range of educational and recreational facilities close at hand and for the commuter the A1(M) and A68 are easily accessible.

Ground Floor

Entrance Hall

A UPVC part glazed entrance door leads into the hallway, stairs rise to the first floor, central heating radiator, feature dado rail and access to an under stair storage cupboard.

Dining Room

11'00" x 9'06" (3.35m x 2.90m)

The dining room has a UPVC window to the front, central heating radiator and coved ceiling, with a double opening into the lounge.

Lounge

14'05" x 10'05" (4.39m x 3.18m)

The lounge has a multi fuel stove set in inglenook on black heat proof tiles with wooden mantle over which creates an impressive feature to this room, alcove up lighting and bay window. Central heating radiator and TV aerial.

Kitchen

8'03" x 10'11" (2.51m x 3.33m)

Newly fitted kitchen with a range of base and wall mounted

storage units with wood effect work surfaces, electric oven and gas hob with black high gloss splash back and stainless steel extractor over, a 1.5 stainless steel sink unit with mixer tap and UPVC window above overlooking the rear garden. There is space for free standing appliances including washing machine, refrigerator and freezer. A UPVC door leads to the rear garden.

Conservatory

9'03" x 11'06" (2.82m x 3.51m)

An idyllic space to enjoy the garden from the comfort of your home, UPVC patio doors to the rear and windows to three sides. Wood effect laminate flooring.

First Floor

Landing

Stairs rise from the entrance hall way, wooden balustrade, UPVC window to the side and access to the loft.

Bedroom One

10'07" x 12'02" plus wardrobes (3.23m x 3.71m plus wardrobes)

Lies to the front of the property having a UPVC window, central heating radiator and three sliding door fitted wardrobe.

Bedroom Two

11'01" x 9'07" (3.38m x 2.92m)

Again lies to the front of the property having UPVC window and central heating radiator.

Bedroom Three

6'10" x 9'10" (2.08m x 3.00m)

Located at the rear of the property, UPVC window, central heating radiator and a double fitted storage cupboard housing the central heating boiler.

Bathroom

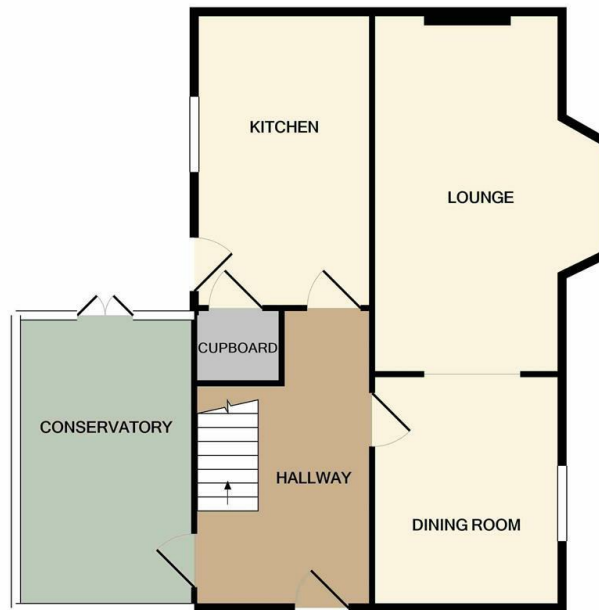
Newly fitted bathroom comprising three piece white suite, bath with electric shower over, WC and wash hand basin set in a feature alcove inglenook with spot lights. Frosted UPVC window and chrome heated towel rail, the majority of this room is neutrally tiled.

Externally

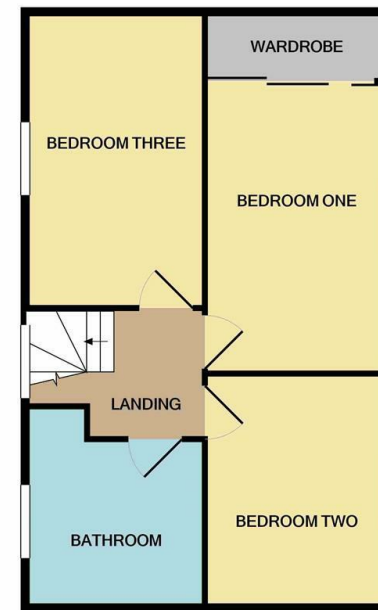
To the front of the property wrought iron double gates allow access to the off road parking, recently laid resin and grey slate area which is minimal maintenance and access to the front door. To the rear of the property accessed from either the conservatory or the kitchen the impressive south facing garden is mainly laid to lawn, with hard standing for a shed and green house, patio seating area, flower and shrub borders bounded by a wooden fence.

Agents Note

Solar panels to roof.



GROUND FLOOR



1ST FLOOR

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
Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	82	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
	78	83

01388 741174

1 The Royal Comer, Crook, DL15 9UA
crook@venturepropertiesuk.com