



Thornhill Close, DL4 1FL
3 Bed - House - Semi-Detached
£117,000

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**** ATTENTION FIRST TIME BUYERS ****

Robinsons are pleased to offer to the market this beautifully presented and upgraded three bedroom semi-detached property in a quiet cul-de-sac location within Shildon. The property is fully UPVC double glazed and gas centrally heated as well as being on local bus routes and close to local shops and amenities, with easy access to Bishop Auckland and it's Town Centre.

The property briefly comprises; to the first floor is the entrance hallway, downstairs cloakroom/WC, lounge with dining area, conservatory and a stylish kitchen. To the first floor there is a landing, three bedrooms, two of which being good sized doubles, and the lovely family bathroom. Externally there is a lawn area, a driveway and garage, gated access to the side leading to an easy to maintain garden - the garden is mostly laid to lawn.

GROUND FLOOR**Entrance Hallway**

Wood effect flooring, stairs to the first floor and a radiator.

WC

W/C, radiator, wash hand basin, extractor fan and wood effect flooring.

Lounge

15'5 x 13'6 (4.70m x 4.11m)

Wood effect flooring, UPVC sliding doors to conservatory, radiator and space for a dining table.

Conservatory

11'3 x 11'0 (3.43m x 3.35m)

Wood effect flooring, fan light and access to garden.

Kitchen

Fitted wall and base units, integrated oven, hob, extractor fan, fridge freezer, plumbing for washing machine, UPVC window, radiator, stylish sink with mixer tap and splash backs.

FIRST FLOOR**Landing**

Quality floor covering, loft access and airing cupboard.

Bedroom One

13'3 x 9'0 (4.04m x 2.74m)

Stylish fitted wardrobes, radiator, two UPVC windows and wood effect flooring.

Bedroom Two

10'5 x 6'4 (3.18m x 1.93m)

UPVC window, radiator and wood effect flooring.

Bedroom Three

7'3 x 6'9 (2.21m x 2.06m)

UPVC window, radiator, wood effect flooring - currently used as a dressing room.

Bathroom

Modern suite with white panel bath and shower over, wash hand basin in vanity unit, WC, chrome towel rail, UPVC window and spotlights.

External

To the front elevation is a garage, driveway and lawn area with side access leading to the rear garden.

Tenure - Freehold



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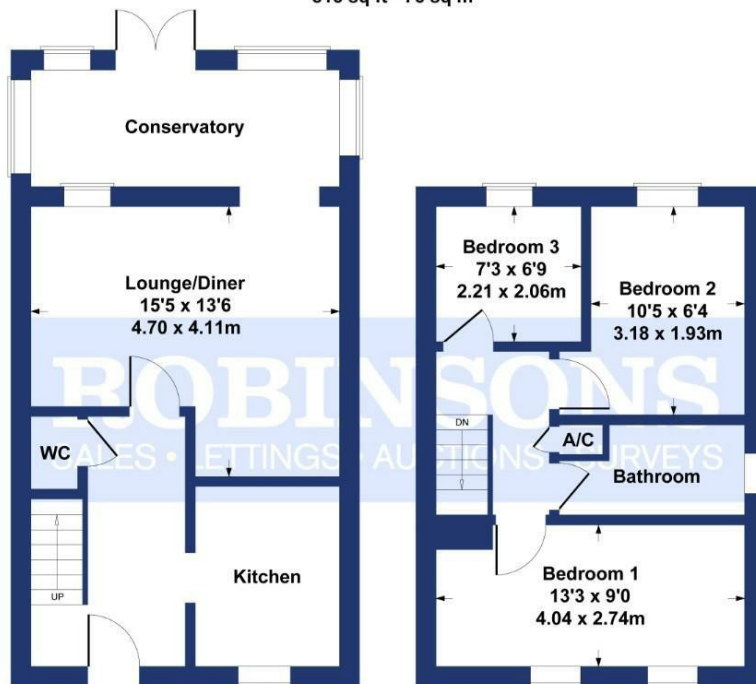
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Thornhill Close
Approximate Gross Internal Area
815 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (93-100)	90 70
B (81-92)	
C (69-80)	
D (55-68)	
E (39-54)	
F (13-38)	
Not energy efficient - higher running costs G (1-12)	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (13-38)	
Not environmentally friendly - higher CO ₂ emissions G (1-12)	
England & Wales	EU Directive 2002/91/EC

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