



16 Ash Grove Shildon DL4 2EL

- 2 Bedroom Semi-Detached
- Popular Residential Location
- OUTDOOR OFFICE/HOME GYM
- Close To Schools and Amenities
- Enclosed Rear Garden
- NO ONWARD CHAIN

Offers In the Region Of £79,950

16 Ash Grove

Rea Estates offer to the sales market this spacious Two Bedroom Semi Detached property, situated within a popular residential area of Shildon.

The market town of Shildon, which is home to the National Railway Museum, is approximately 4 miles southeast of Bishop Auckland and 9 miles north of Darlington. The property has good transport links with the A6072 trunk road giving access to the A1(M) for travel North and South. Shildon Railway Station, which is within walking distance, offers links to both Darlington and Bishop Auckland. The ever expanding Tindale Crescent Retail and Leisure Park, which now includes a multiplex cinema, is a short drive away.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway, Lounge and Kitchen Diner.

To the first floor Two Double Bedrooms and a Family Bathroom.

Occupying an extremely generous plot the property has an enclosed low maintenance garden to the front. Double gates open to a driveway, providing off road parking facilities. To the rear, the garden is laid mainly to lawn with a paved patio area. A large secure outbuilding, divided into various sections, could be utilised for a number of purposes i.e., home office/gym.

In our opinion this property, which is offered for sale with no onward chain, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC entrance door opening to hallway with staircase rising to the first floor, under stair storage cupboard and tiled flooring.



Lounge: 13'03 x 12'0 (4.04m x 3.66m)

A well-proportioned lounge overlooking the front garden. Feature fire surround, two wall light points and tiled flooring.



Kitchen Diner:

18'04 x 10'06 (5.59m x 3.20m)

The kitchen diner provides ample space for a family size table and chairs.

Part tiled kitchen fitted with an extensive range of base, drawer and wall units, complementary work surfaces with inset one and a half bowl sink unit. Free standing gas/electric cooker point with stainless steel extractor hood, space and plumbing for washing machine. Window and French doors opening to the rear garden.



First Floor Landing

Loft access hatch and cupboard housing gas central heating boiler.



Bedroom One:

15'03 x 10'05 (4.65m x 3.18m)

A double room of generous proportions providing ample space for a range of freestanding bedroom furniture. Built in storage cupboard.



Bedroom Two:**12'05 x 9'07 min (3.78m x 2.92m)**

A second double bedroom with window to the rear elevation and built in storage cupboard.

**Bathroom:****8'04 x 5'05 (2.54m x 1.65m)**

Fully tiled bathroom fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Chrome towel radiator and two obscure double glazed windows to the rear.

**Externally**

To the front of the house there is an enclosed low maintenance garden, with double gates opening to allow off road parking.

To the side, the current vendor has designed a secure covered storage area with direct access to the rear garden. The rear garden is laid mainly to lawn. A paved patio provides ample space for a range of garden furniture. At the bottom of the garden, the vendor has built a further secure unit, which is divided into various sections. This area would be ideal for anyone wishing to work from home or to utilise for additional storage, children's playroom or home gym.



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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Rear Garden Storage Unit

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