

## The Oval

Shildon, DL4 1EU



## Offers in the Region Of £95,000

- Deceptively Spacious Three Bedroomed Semi Detached
- Quiet Location
- Ample Off Road Parking
- Large Gardens
- Combi Boiler
- Must Be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this deceptively spacious Three Bedroomed Semi Detached property in a quiet residential area of Shildon. The property benefits Double Glazing, Gas Central Heating via Combi Boiler and Ample off-street Parking. In brief the property comprises of Entrance Reception Hall, Lounge with feature fireplace, Dining Room, Kitchen and Ground floor/wc. The first floor there are three Bedrooms and a family Bathroom/wc with Shower. Externally the property benefits from a garden laid lawn to the front of the property with ample driveway to the side of the property, whilst to the rear there is a large, enclosed garden with paved patio and timber storage shed. Early viewing is strongly recommended to fully appreciate what this home has to offer.



## PROPERTY PARTICULARS

### Entrance Reception Hall

With timber entry door to the front elevation, staircase leading up to the first floor and access to ground floor rooms.

### Lounge 17' 1" x 11' 5" (5.20m x 3.48m)

With two timber double glazed windows one to the front and one to the rear, feature fireplace with inset gas fire and Television Aerial point.

### Dining Room 11' 5" x 10' 5" (3.48m x 3.17m)

With double glazed timber window to the front elevation.

### Kitchen 12' 0" x 9' 4" (3.65m x 2.84m)

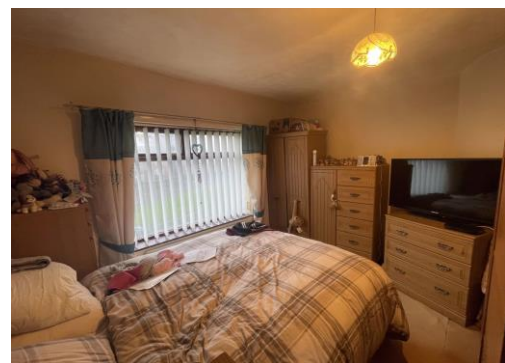
With upvc double glazed window to the rear elevation, fitted with a range of white wall and floor mounted units, contrasting laminated working surfaces, inset white one and a half bowl sink unit with mixer tap, integrated oven, hob and extractor filter fan, wall mounted combi boiler and built in under stair storage cupboard.

### Ground Floor/wc

With timber double glazed window the side elevation and low level wc.

### Landing

With timber double glazed window to the rear elevation, access to loft space and all first floor rooms.

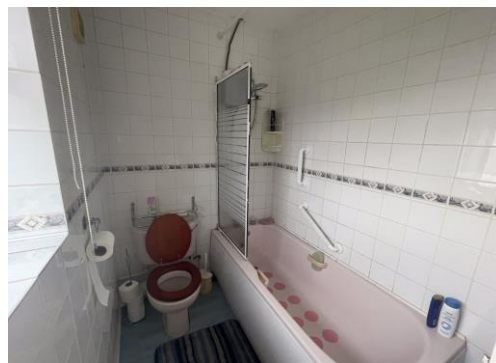


**Bedroom One** 11' 8" x 11' 5" (3.55m x 3.48m)  
 With upvc timber window to the front elevation and built in storage cupboard.

**Bedroom Two** 13' 0" x 11' 5" (3.96m x 3.48m) Maximum Measurements  
 With timber double glazed window to the front elevation.

**Bathroom/wc** 8' 5" x 4' 0" (2.56m x 1.22m)  
 With timber double glazed window to the rear elevation, suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level wc.

**Externally**  
 To the front of the property there is an enclosed garden laid to lawn, ample drive way parking continues to the side of the property. Whilst to the rear there is an enclosed garden laid to lawn with paved patio and timber storage shed.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

