



# CARVERS

SALES & LETTINGS

Westerdale Gardens

Shildon, DL4 2LU

Offers in the region of £138,000

House - Semi-Detached





Offered for sale with NO ONWARD CHAIN this SEMI-DETACHED family home occupies a lovely cul-de-sac location to the outskirts of Shildon. Equipped with uPVC double glazing the property features a ground floor WC, fitted kitchen and a large living room to the rear of the property with sliding patio door. In addition there is a sun room with further patio door to the garden and access to a useful utility area. The first floor features two double bedrooms and one single bedroom with shower room/WC having modern white suite. Externally there are gardens to the front, side and rear with driveway leading to the attached garage.





- Ground floor WC
- Large living room
- Utility
- Shower room/WC
- Driveway & garage
- Fitted kitchen
- Sun lounge
- 3 bedrooms
- Front, side & rear gardens
- No onward chain

### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

### Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



# AWAITING FLOOR PLAN

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

Property size taken from EPC  
sq ft



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