



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), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

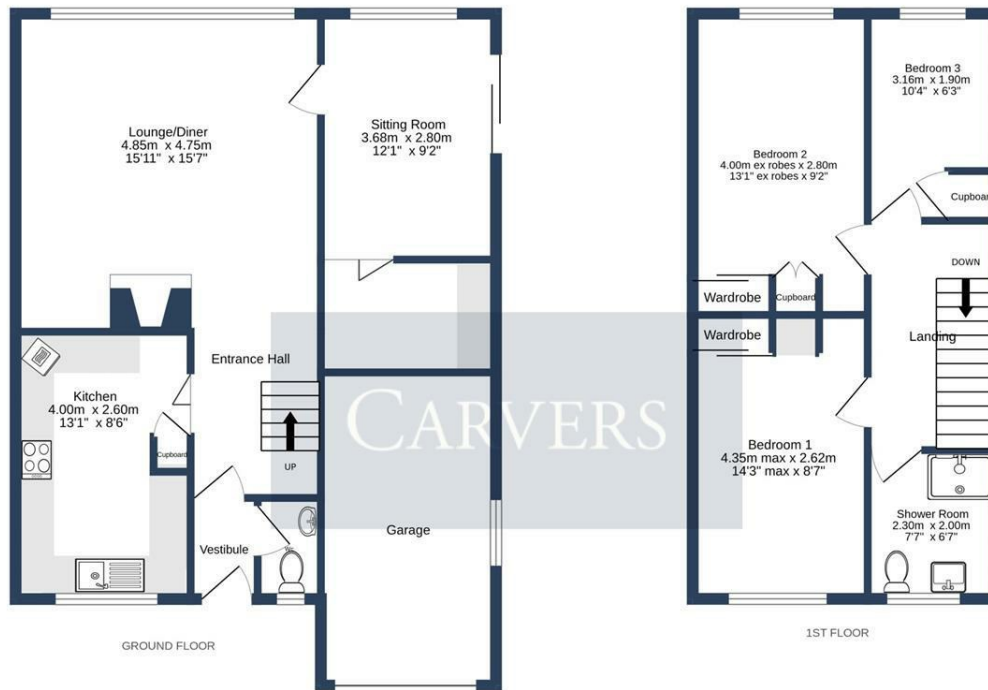
Buyer(s) Identification Checks

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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)





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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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