



Maple Avenue

Shildon DL4 2AG

£72,000





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Maple Avenue

Shildon DL4 2AG



- Two Bedroom Mid Terrace
- EPC Grade C
- Gas Central Heating

- Kitchen & Lounge/Diner
- Front & Rear Gardens
- CHAIN FREE

- First Floor Bathroom
- Popular Residential Area
- Call To View Today!!!

A good sized two-bedroom home presents an excellent opportunity for anyone seeking their first step on the property ladder. Ideally located for access to local amenities, the property enjoys proximity to a range of shops, schools, and excellent transport links, making commuting and daily routines effortlessly convenient.

The property itself features a deceptively spacious and versatile floorplan perfectly suited to modern living. Upon entry, a welcoming reception hall leads to a generously sized lounge. The carefully designed kitchen offers ample storage and workspace, connecting to a versatile conservatory or sun room, bathing the rear of the home in natural light and offering tranquil views onto the garden.

Upstairs, there are two generously proportioned bedrooms, ideal for a small family, guest accommodation, or a home office. The well-appointed bathroom completes the first-floor layout, offering contemporary fittings for everyday comfort.

Externally, the home benefits from an easy-to-maintain, wall-enclosed front area, attractively paved and offering a walkway to the main entrance. At the rear, discover a substantial, fence-enclosed garden—perfect for families, entertaining friends, or relaxing outdoors in privacy.

With its excellent location in Shildon, the home is within easy reach of the town centre, local parks, primary and secondary schools, and sports facilities. For those who commute or enjoy exploring the region, the nearby railway station and convenient road links make getting around simple.

Early viewing is highly recommended—arrange a visit today to see all that this inviting Shildon home has to offer.

GROUND FLOOR

Entrance Hallway

Via front entrance door, stairs to first floor and central heating radiator.

Lounge

11'2" x 17'0" (3.422 x 5.199)

Having central heating radiator and window to front and rear.

Kitchen

9'0" x 11'2" (2.754 x 3.419)

With wall and base units with contrasting work surfaces over, sink unit with mixer tap, plumbing for washing and space for fridge freezer, central heating radiator and rear entrance door.

Rear Entrance Porch

Having rear entrance door.

FIRST FLOOR

Landing

Connecting two bedrooms and bathroom.

Bedroom One

16'5" x 9'5" (5.015 x 2.894)

With central heating radiator and uPVC double glazed windows to front.

Bedroom Two

9'1" x 11'4" (2.788 x 3.466)

Having storage cupboard, central heating radiator and window to rear.

Bathroom/ WC

With panelled bath, WC, wash hand basin and central heating radiator.

Externally

To the front is a enclosed front garden.

Whilst to the rear is a further enclosed garden.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2053-3048-9207-2065-2204>

EPC Grade C

Other General Information

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,841.11 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

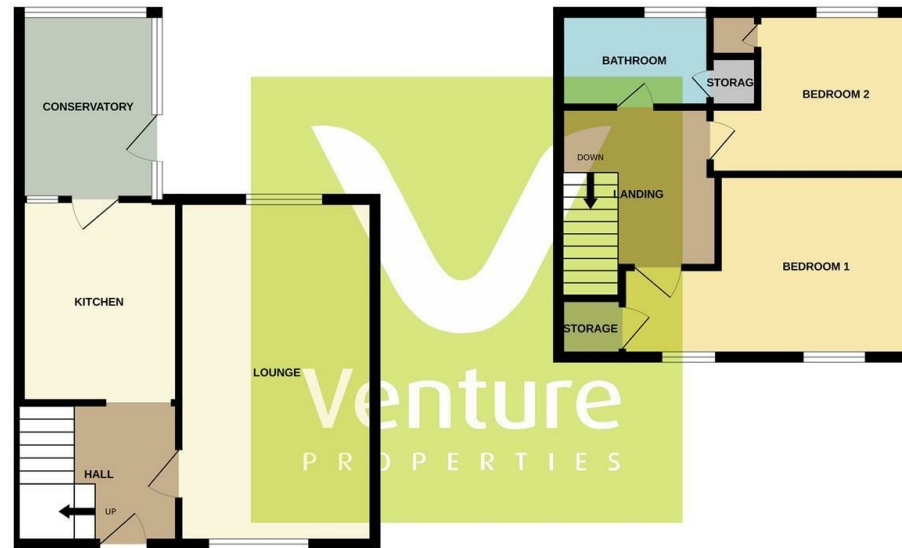
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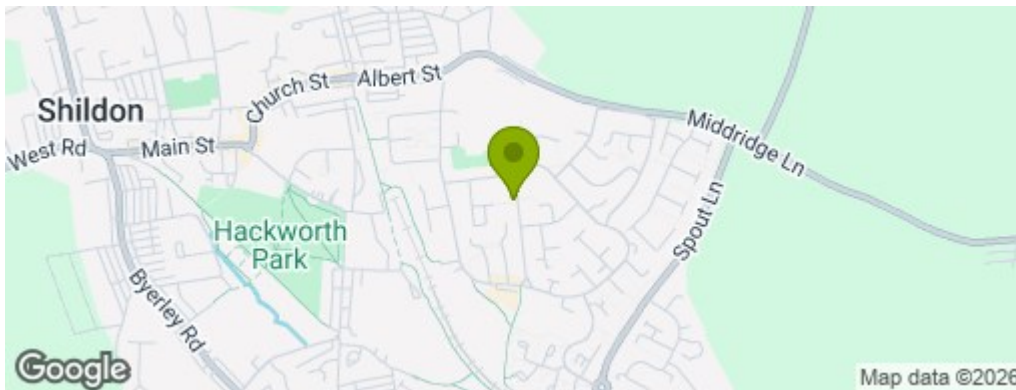
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GROUND FLOOR

1ST FLOOR



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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Property Information

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