



Peppercorn Close

Shildon DL4 2GP

£130,000



VENTURE
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Peppercorn Close

Shildon DL4 2GP



x 3



x 2



x 1

- Three Bedroom Semi Detached
- EPC Grade C
- Modern Property

- Set Over Three Floors
- Parking For Three Cars
- Ideal Family Home

- En Suite Shower Room
- Garage With Electric
- Ground Floor WC

A superb family THREE BEDROOM home which offers well proportioned and flexible living accommodation arranged over THREE FLOORS. The property is well presented internally and would be ideally suited to family occupation. Having GARAGE, REAR GARDEN WITH DECKING and DRIVEWAY having parking for THREE VEHICLES. Situated on the outskirts of Shildon the property is competitively priced to sell and ready to view today....

GROUND FLOOR

Entrance Hallway

Via Composite front entrance door, double central heating radiator, stairs leading to first floor, under stairs storage cupboard.

Ground Floor WC

Fitted with wash hand basin, WC, central heating radiator and uPVC double glazed window to rear.

Kitchen

12'02 x 6'07 (3.71m x 2.01m)

Fitted with a good range of white wall and base units having laminate work surfaces over, double integrated electric oven and separate gas hob having extractor chimney over, stainless steel sink unit, concealed washing machine and gas boiler, wine rack, integrated fridge freezer, tiled splash backs and uPVC double glazed window to front.

Lounge

12'7 x 10'8" (3.839 x 3.267)

Having Tri folding doors opening out into the garden area, double central heating radiator and TV point.

FIRST FLOOR

Landing

Bedroom Two

12'7 x 9'3" (3.856 x 2.830)

Having double central heating radiator, uPVC double glazed window to rear and door allowing access to bathroom.

Bathroom/WC

Fitted with a white suite having panelled bath with shower mixer head over, wash hand basin, WC, tiled splash back and central heating radiator.

Bedroom Three

10'3" x 6'2" (3.127 x 1.902)

Having double central heating radiator and uPVC double glazed window to front.

SECOND FLOOR

Dressing Area

Giving access to master bedroom via staircase and having central heating radiator and uPVC double glazed window to rear.

Master Bedroom

17'8" x 13'0" (5.386 x 3.969)

Having fitted mirrored fitted wardrobes, central heating radiator and uPVC double glazed window.

En Suite Shower Room/WC

Fitted with a white suite having fitted shower cubicle with mains shower over, WC, wash hand basin, tiled splash backs and velux window.

Exterior

Externally to the front of the property is a lovely garden area with pathway leading round the the garage, whilst to the rear is a good sized garden with raised decking seating area, leading down to a garden area with artificial grass, whilst to the side is a large driveway allowing parking for up to three vehicles leading to a single garage having electric double sockets.

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/2235-8329-0400-0039-6272>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 78 Mbps. Highest available upload speed 20 Mbps.

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

Council Tax: Durham County Council, Band: B Annual price: £2,147.96 (Maximum 2025)

Energy Performance Certificate Grade TBC

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.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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