

## Farndale Gardens

Shildon, DL4 2LZ



## Offers in the Region Of £250,000

- Three Bedroomed Bungalow
- Large Plot Size
- Updated Throughout
- No Upward Chain
- Large Single Garage
- Must be Viewed

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FJ Estates are delighted to offer for sale this well presented Three Bedroomed Detached Bungalow located on Farndale Gardens in Shildon, that has been updated throughout by the current owners. This property is offered for sale with no upward chain. The property benefits from upvc double glazing, gas central heating via combi boiler wrap around gardens, driveway and larger than average garage. In brief this property comprises of an entrance into Lounge/Dining Room with feature fireplace, Kitchen /Breakfast Room with a host of integrated appliances, Three bedrooms, shower Room and separate WC. Externally the property has a walled garden with gated access, patio to the side of the property, whilst to the rear this property has garden laid to lawn, driveway parking and a larger than average, single garage. Early viewing is strongly recommended to fully appreciate what this family home has to offer.



## PROPERTY PARTICULARS

### **Lounge** 24' 8" x 10' 4" (7.51m x 3.15m)

With upvc double glazed patio doors to the front elevation. two upvc double glazed windows to the side elevation, feature fireplace with electric fire, two storage cupboards, one containing combi boiler.

### **Kitchen/Breakfast Room** 24' 8" x 10' 4" (7.51m x 3.15m)

With upvc double glazed window and entry door to the side elevation. Fitted with a range solid oak wall and floor mounted units, contrasting laminated working surfaces, inset sink unit with mixer taps, integrated oven with hob and overhead extractor fan, fridge/freezer and washing machine and extending pull out table.



### **Master bedroom** 12' 8" x 11' 2" (3.86m x 3.40m)

With upvc double glazed window to the rear of the , built in three door and two door wardrobes.

### **Bedroom Two** 11' 0" x 10' 4" (3.35m x 3.15m)

With upvc double glazed window to the rear elevation and two door built in wardrobe.

### **Bedroom Three** 11' 6" x 9' 5" (3.50m x 2.87m)

With upvc double glazed window to the front elevation.

### **Shower Room**





With upvc double glazed window to the side elevation, double dower cubicle with mains shower, and vanity wash hand basin and chrome ladder towel rail.

WC

With upvc double glazed window to the side elevation, concealed wc and vanity wash hand basin and chrome towel rail.

Externally

To the front of the property there is a walled garden laid to lawn leading to a side paved patio. To the rear of the property there is a larger a single garage with electric supply. and driveway parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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.

