



Ivatt Walk, Shildon, DL4 2GL
3 Bed - House - End Terrace
£135,000

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Ivatt Walk Shildon, DL4 2GL

Robinsons are pleased to present this beautifully maintained and spacious three-bedroom end-terrace family home, located in the sought-after new development of Middridge Vale in Shildon. This property is ideally situated just a short drive from the town's excellent amenities, transport links, and local schools, making it a perfect choice for families and first-time buyers alike.

Upon entering, you are welcomed by a bright entrance hallway that leads to a convenient downstairs WC/cloakroom. The generous lounge provides a comfortable space for relaxation, while the open-plan kitchen/diner is a true highlight. It features a modern range of white matte fitted wall and base units, integrated appliances, and UPVC French doors that open out to the rear garden, creating a seamless indoor-outdoor living experience.

The first floor boasts three well-proportioned bedrooms, with the master bedroom benefiting from en-suite facilities, ensuring privacy and convenience. A family bathroom completes this level, providing ample facilities for all.

Externally, the property offers a larger-than-average garden area to the front, while the rear features a driveway leading to a single garage. The easy-to-maintain garden and patio area provide a lovely outdoor space for entertaining or simply enjoying the fresh air.

This home is fully UPVC double glazed and gas centrally heated, with stylish fixtures and fittings throughout, making it ready for you to move straight in with no work required. We highly recommend a viewing to fully appreciate all that this delightful property has to offer.









GROUND FLOOR

Entrance Hall

Lounge

14'2" x 12'0" (4.34 x 3.68)

Kitchen/Dining Room

15'3" x 9'3" (4.65 x 2.84)

WC

FIRST FLOOR

Landing

Bedroom 1

12'0" x 9'4" (3.66 x 2.87)

En Suite

Bedroom 2

9'1" x 7'4" (2.79 x 2.26)

Bedroom 3

7'6" x 5'8" (2.29 x 1.73)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

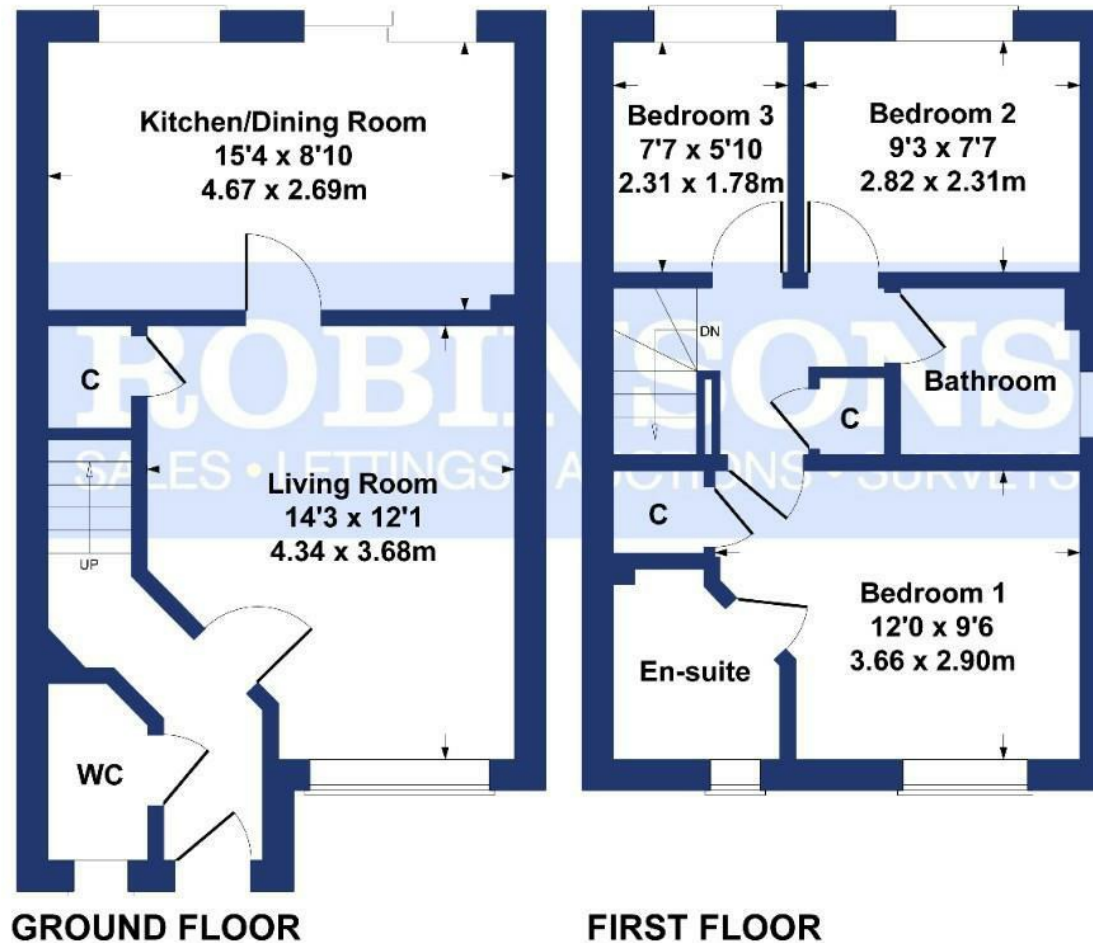
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Ivatt Walk

Approximate Gross Internal Area
747 sq ft - 69 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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