



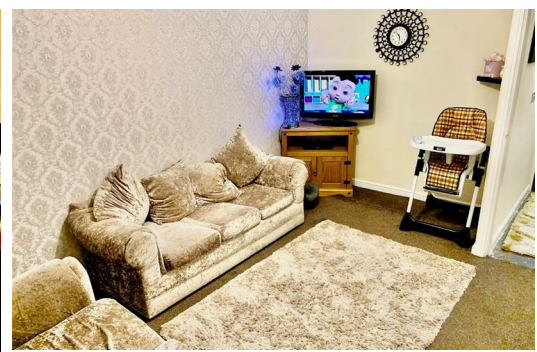
**Woodland View, DL4 2LP**  
**3 Bed - House - Semi-Detached**  
**£130,000**

\*\*\* 3 BEDROOMS \*\*\* SEMI DETACHED HOUSE \*\*\* CONSERVATORY \*\*\* FAMILY HOME \*\*\*

Robinsons are pleased to welcome to the market this 3 bedroom, semi detached family home. Located in Shildon this property is ideally located close to local shops, amenities and transport links. The property will attract the interest of numerous buyers in the market but in particular first time buyers and those looking for a family home.

The property briefly comprises of; entrance hall, lounge, guest cloakroom/wc, kitchen and conservatory on the ground floor. To the first floor there are 3 bedrooms and family bathroom. Externally the property benefits from an integral single garage and driveway along with a garden to the front. To the rear there is a garden with lawn and patio areas.

To arrange a viewing for this property please call us today on 01388 458 111.



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# Woodland View, DL4 2LP

## GROUND FLOOR

### Entrance Hall

Double glazed entrance door, gas central heating radiator.

### Guest Cloakroom/WC

6'2" x 2'11" (1.88 x 0.91)

W/C, hand basin, gas central heating radiator.

### Lounge

14'9" x 10'4" (4.50 x 3.17)

UPVC double glazed window, gas central heating radiator, electric fire.

### Kitchen

13'7" x 10'5" (4.15 x 3.18)

UPVC double glazed window, gas central heating radiator, tiled floor, fitted kitchen units and worktops, integrated electric oven and gas hob, extractor hood, sink/drain/mixer tap, integrated dishwasher, integrated washing machine, space for kitchen appliances.

### Conservatory

12'1" x 12'2" (3.69 x 3.72)

Double glazed conservatory with tiled floor.

## FIRST FLOOR

### Bedroom 1

11'6" x 8'2" (3.51 x 2.51)

UPVC double glazed window, gas central heating radiator, fitted wardrobes.

### Bedroom 2

10'4" x 6'5" (3.17 x 1.97)

UPVC double glazed window, gas central heating radiator.

### Bedroom 3

7'5" x 6'11" (2.28 x 2.13)

UPVC double glazed window, gas central heating radiator.

### Bathroom

7'5" x 6'4" (2.27 x 1.94)

UPVC double glazed window, gas central heating radiator, white bath suite with shower, tiled walls and floor.

## EXTERNAL

Externally the property benefits from a single drive and single integral garage to the front of the property with a front garden. To the rear there is a garden with patio and lawn area.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Score	Estimated energy costs	Band	Score	Estimated CO <sub>2</sub> emissions
A	91-100	Very low	A	1-10	Very low
B	81-90	Low	B	11-20	Low
C	69-80	Medium	C	21-30	Medium
D	55-68	Medium-high	D	31-40	Medium-high
E	39-54	High	E	41-50	High
F	21-38	High	F	51-60	High
G	1-20	Very high	G	61-80	Very high

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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