

Sterling Way, Shildon, DL4 2GT
Offers in the region of £155,000

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'The Art of Property'



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Offers in the region of £155,000

Council Tax Band: C

EXTREMELY COMPETITIVELY PRICED - A deceptively spacious and immaculately presented three double-bedroom semi-detached townhouse, built in 2015 and located on an extremely popular residential development within easy reach of surrounding towns and villages. Tastefully decorated throughout and finished with quality flooring, the property offers flexible and well-proportioned accommodation set over three floors.

The layout also offers exciting potential for future reconfiguration, as the internal wall between the hallway and snug could be removed (subject to the necessary checks) to create a larger reception space. This would in turn allow the first-floor lounge to be utilised as a fourth bedroom if desired, further enhancing the home's flexibility.

To the ground floor, a welcoming hallway leads to a useful cloak/Wc, and a cosy snug which offers excellent versatility, ideal as a playroom, home office or additional sitting room. The heart of the home is the beautifully appointed dining kitchen, featuring quality worktops, a good range of fitted units, a combi boiler, and French doors opening onto the landscaped rear garden.

To the first floor is a spacious landing and inviting lounge enjoying a delightful Juliet-style balcony, along with the principal bedroom also to this floor, which benefits from a contemporary ensuite shower room.

The second floor provides two further double bedrooms and a stylish family bathroom, complete with a quality suite.

Externally, the property offers comfortable off-street parking for two vehicles via a driveway to the

left-hand side, leading to a garage that provides secure parking or additional storage. The landscaped rear garden is laid to lawn and enjoys a decked seating area as well as a paved patio, creating a wonderful space for relaxing or entertaining.

Combining space, style and versatility in a popular location, this home is perfectly suited to modern family living and must be viewed to be appreciated.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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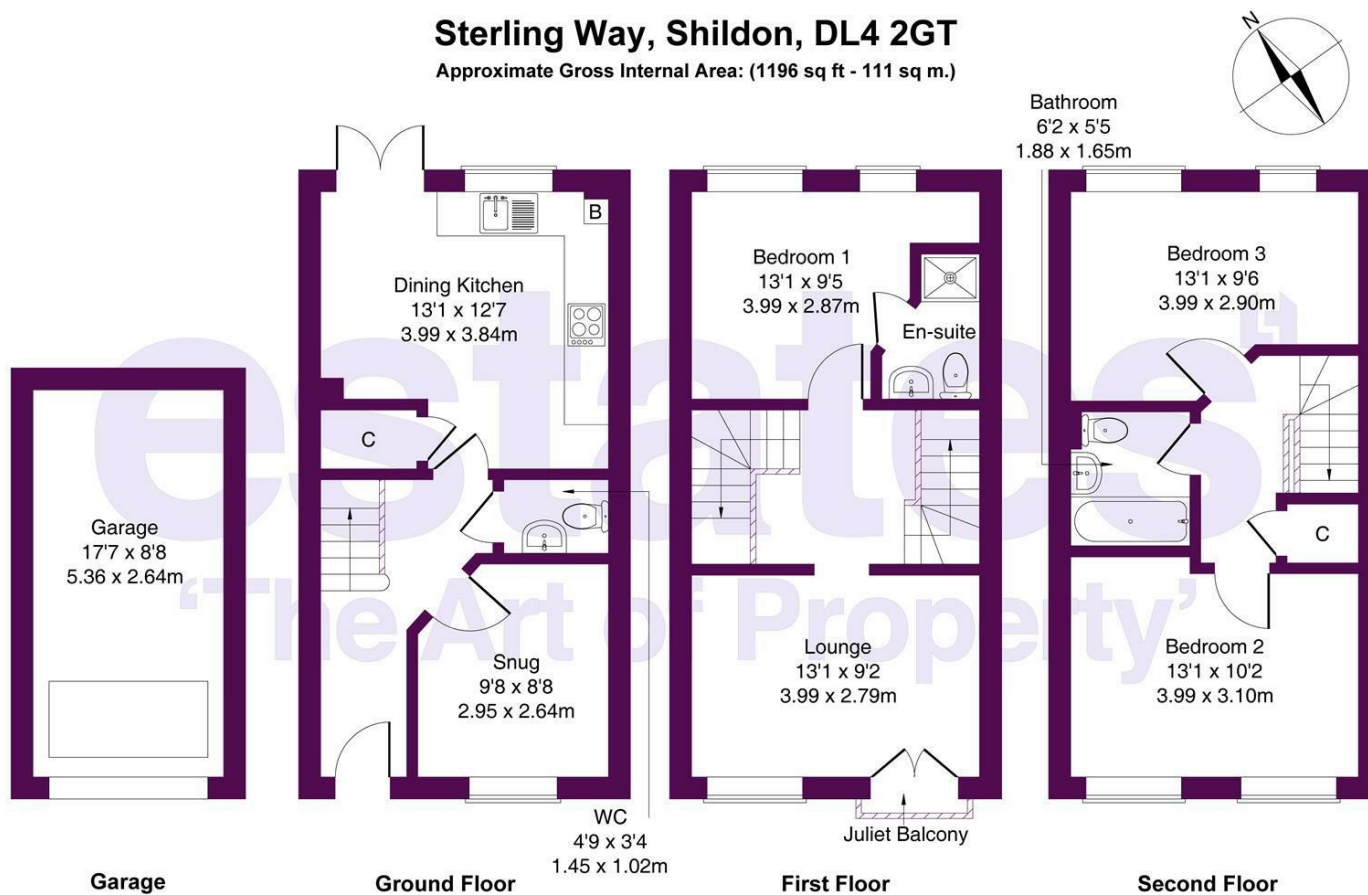
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Approximate Gross Internal Area: (1196 sq ft - 111 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	8
(69-80) C			
(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	