



**Ivatt Walk  
Shildon  
Durham  
DL4**

**Offers In Excess Of £189,000**

**bettermove** 

# Ivatt Walk

## Shildon

Bettermove are proud to present this 4 bedroom detached house in Shildon.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is D.

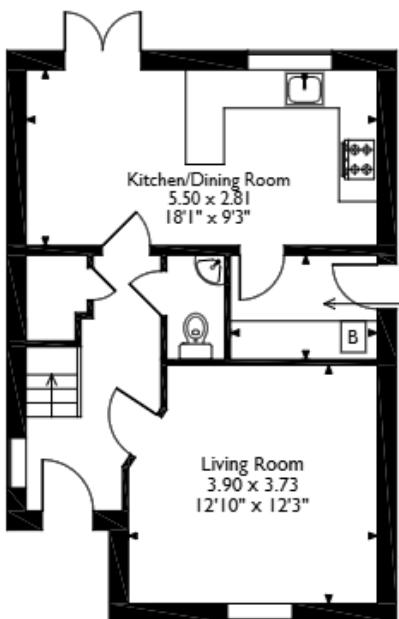
The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor consists of the 4th bedroom and a bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Shildon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Shildon train station, various bus routes and the A1M.

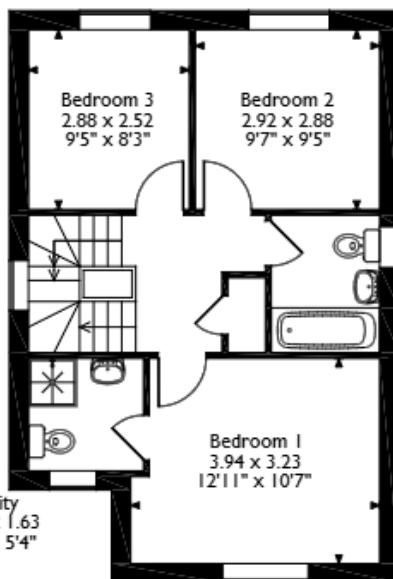
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



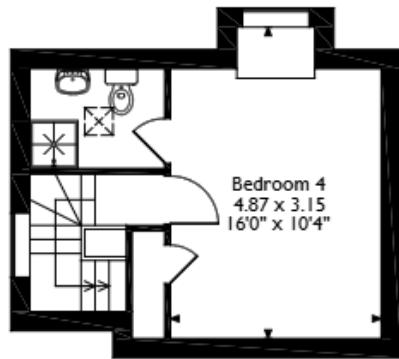
Ivatt Walk, Shildon  
Approximate Gross Internal Area  
111 Sq M/1196 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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