

Dent Street

Shildon, DL4 2DJ



Offers in the Region Of £57,000

- Two Bedroomed Terrace
- Close to the Town Centre
- Excellent Condition Throughout
- Ideal Investment Property
- Vacant Possession
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this two bedroom terraced property close to Shildon Town Centre. The property benefits from upvc double glazing and gas central heating via combi boiler. In brief the property comprises of Entrance Reception Vestibule, Lounge. Dining Room, fitted Kitchen and a bathroom/wc. To the first floor there are Two Bedrooms. Externally there is an enclosed rear yard. This property would make an ideal investment property and has been rented out for £425.00pcm. The current tenant is moving out of the property so the property is offered for sale with vacant possession . Early viewing recommended.



PROPERTY PARTICULARS

Entrance Reception Vestibule

With upvc double glazed entry door to the front elevation and staircase to the first floor.

Lounge 13' 11" x 12' 2" (4.24m x 3.71m)

With upvc double glazed window to the front elevation, feature wall mounted electric fire and built in under stairs storage cupboard.

Dining Room 15' 0" x 8' 0" (4.57m x 2.44m) Maximum measurements

With upvc double glazed window to the rear elevation.

Kitchen 10' 2" x 7' 3" (3.10m x 2.21m)

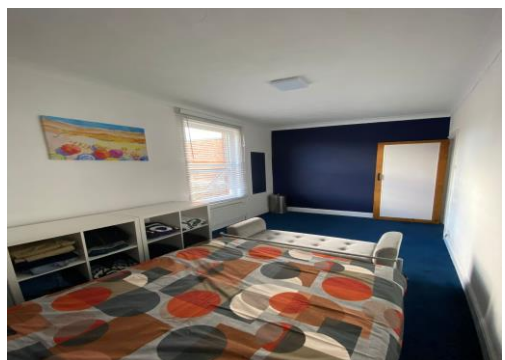
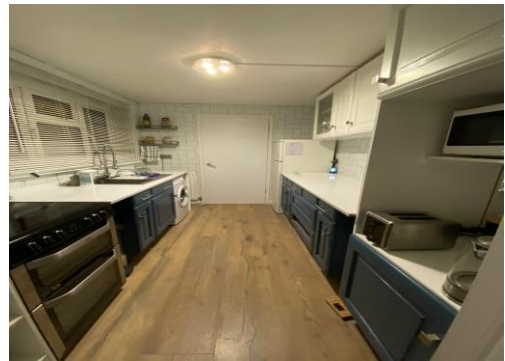
With upvc double glazed window to the side elevation, fitted with a range of wall and floor mounted units, laminate working surfaces, inset sink unit with mixer tap, cooker point, and plumbing for washing machine.

Inner Hall

With upvc double glazed entry door to the side elevation.

Bathroom/wc

With upvc double glazed window to the side elevation, white suite comprising panelled bath with mixer shower tap, pedestal wash hand basin and low level wc.



First Floor Landing

With access to loft space and all first floor rooms

Bedroom One 13' 11" x 12' 0" (4.24m x 3.65m)

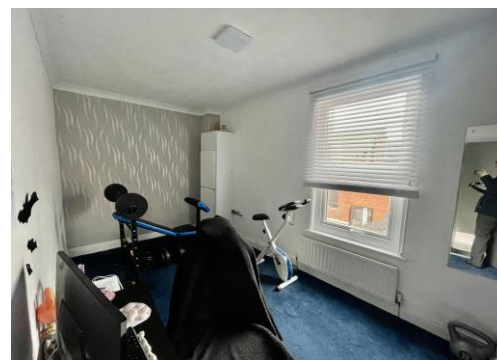
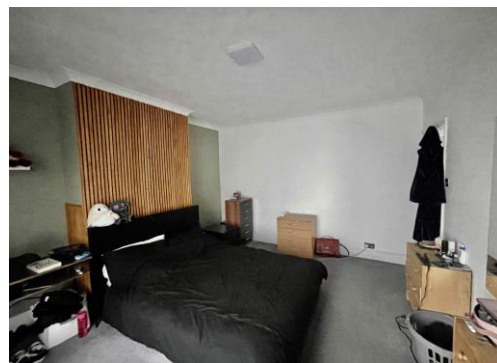
With upvc double glazed window to the front elevation and built in over stairs storage cupboard.

Bedroom Two 15' 3" x 8' 0" (4.64m x 2.44m)

With upvc double glazed window to the rear elevation and wall mounted combi boiler.

Externally

To the rear of the property there is an enclosed yard with gated access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.

