

Rosedale Crescent

Shildon, DL4 2AW



Offers in the Region Of £69,950

- **Extended Two Bedroomed Semi**
- **Long Term Tenant in Situ**
- **Corner Plot**
- **Combi Boiler**
- **Good Sized Bedrooms**
- **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 extended Two bedroomed Terrace property in a popular area of Shildon. The property benefits from upvc double glazing and gas central heating via combi boiler. In brief the property comprises of Entrance Reception Hall, Lounge with feature fireplace, Conservatory, fitted Kitchen and inner Hall leads to a Utility Room. To the first floor there are Two Bedrooms and a bathroom/wc with Shower. Externally there is an enclosed forecourt garden whist to the rear a mature garden with side gated access. This property is being sold with a long term sit in tenant making it an ideal investment opportunity. Early viewing is strongly recommended.



PROPERTY PARTICULARS

Entrance Reception

With upvc double glazed window and entry door to the front elevation, access to ground floor rooms and staircase to the first floor.

Lounge 19' 1" x 11' 0" (5.81m x 3.35m)

With upvc bow window to the front elevation and patio doors leading into the conservatory.

Conservatory 9' 0" x 5' 10" (2.74m x 1.78m)

With timber double glazing and doors leading on to the rear garden.

Kitchen 11' 6" x 8' 1" (3.50m x 2.46m)

With upvc double glazed window to the side elevation, white fitted kitchen with contrasting block effect worktops, inset one and a half bowl stainless steel sink unit with mixer tap, integrated cooking appliances and wall mounted combi boiler.

Inner Hall

With two upvc entry doors one to the side elevation and one leading to the rear garden.

Utility room

With upvc double glazed window to the side elevation.

First Floor Landing



With access to all first floor rooms.

Bedroom One 17' 3" x 9' 8" (5.25m x 2.94m)

With two double glazed window to the front elevation and built in storage cupboard.

Bedroom Two 13' 0" x 9' 0" (3.96m x 2.74m)

With upvc double glazed window to the rear elevation.

Family Bathroom

With upvc double glazed window to the rear elevation, suite comprising panel bath with mains shower over, vanity wash hand basin and low level wc.

Externally

To the front elevation there is a garden laid to lawn, with side access leading to the rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.

