

Market Place

Shildon, DL4 2DP



Offers in the Region Of £79,950

- Three Bedroomed Link Property
- Combi Boiler
- Ideal Investment
- For Sale with a Sit In Tenant
- Garden to the Rear
- Must be Viewed

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FJ Estates are delighted to offer for sale this well presented three bed roomed link property in Shildon, close to the Town Centre. The property benefits from upvc double glazing and gas central heating via combi boiler. The property comprises of Entrance Reception Vestibule, Lounge with feature fireplace, Dining Room with patio doors onto the rear garden and a fitted Kitchen. To the first floor there are Three Bedrooms and a Bathroom/wc with Shower. Externally to the front of the property there is a forecourt garden, whilst to the rear a garden laid to lawn with paved patio and brick built storage unit. This property is for sale with a long term sit in tenant. Ideal investment opportunity. Early Viewing recommended.



PROPERTY PARTICULARS

Entrance Hallway

With upvc door and window to the front elevation, staircase up to the first floor accommodation and access into the Lounge.

Lounge 12' 1" x 15' 6" (3.68m x 4.72m) Maximum Measurement
With upvc double glazed window to the front elevation and feature fireplace.

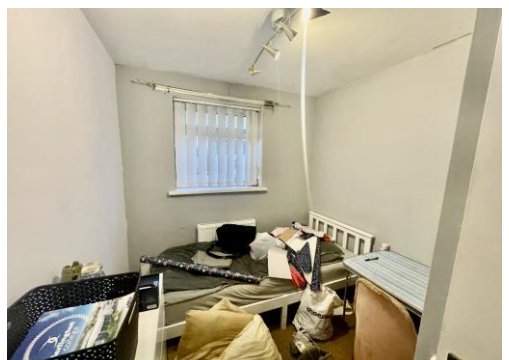
Dining Room 13' 3" x 10' 7" (4.04m x 3.22m)
With upvc patio doors leading out onto the rear garden and built in under stairs storage cupboard.

Kitchen 10' 8" x 7' 0" (3.25m x 2.13m)
With upvc door and window to the rear elevation, fitted kitchen with a range of wall and floor mounted units, contrasting laminated working surfaces, stainless steel sink unit, cooker point and plumbing for washing machine.

First Floor Landing

With access to loft space, storage cupboard containing combi boiler and access to all first floor rooms.

Bedroom One 12' 2" x 10' 5" (3.71m x 3.17m)
With upvc double glazed window to the front elevation, fitted with a range of wardrobes, over head storage and bedside cabinets.



Bedroom Two 12' 2" x 10' 8" (3.71m x 3.25m)

With upvc double glazed window to the rear elevation and built in storage cupboard.

Bedroom Three 9' 4" x 7' 6" (2.84m x 2.28m) Maximum Measurements

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

Family Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)

With two upvc double glazed windows to the rear elevation, white suite comprising panelled P shaped bath with mains shower over, pedestal wash hand basin and low level wc.

Externally

To the front of the property there is an open plan forecourt garden, whilst to the rear an enclosed rear garden with paved patio, brick built storage and garden laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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.

