

Regent Street

Shildon, DL4 1JL



Offers in the Region Of £55,000

- Three Bedroomed End of Terrace
- Gas Centrally Heated via Combi Boiler
- Ideal Investment Property
- Fitted Kitchen
- Enclosed Rear Yard
- 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 three bed roomed end of terrace property in a Shildon, close to Shildon Town Centre and local amenities. The property benefits from upvc double glazing and gas central heating via combi boiler. In brief the property comprises of Entrance Vestibule, Lounge, Dining Room and fitted Kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there is an enclosed rear yard. This property is an ideal investment opportunity being offered for sale with no upward chain. Early viewing is strongly recommended.



PROPERTY PARTICULARS

Entrance Reception Vestibule

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

Lounge 14' 3" x 11' 4" (4.34m x 3.45m) Maximum Measurements
With upvc double glazed bay window to the front elevation and feature fireplace.

Dining Room 14' 0" x 11' 7" (4.26m x 3.53m)

With upvc double glazed window to the rear elevation, feature tiled fireplace and built in understairs storage cupboard containing combi boiler.

Kitchen 10' 2" x 6' 6" (3.10m x 1.98m)

With upvc double glazed window to the side and entry door to the rear, fitted with a range of wall and floor mounted white high gloss fitted kitchen, contrasting laminate working surfaces with inset stainless steel sink unit, cooker point, extractor fan and plumbing for washing machine.

First Floor Landing

With access to loft space and all first floor rooms.

Bedroom One 11' 5" x 11' 1" (3.48m x 3.38m)

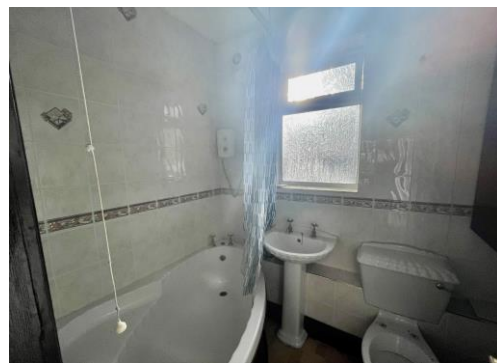
With upvc double glazed window to the rear elevation, feature period fireplace and built in storage unit.



Bedroom Two 11' 7" x 11' 1" (3.53m x 3.38m)
 With upvc double glazed window to the front elevation and double mirror sliding door wardrobe.

Bedroom Three 7' 10" x 6' 2" (2.39m x 1.88m)
 With upvc double glazed window to the front elevation.

Bathroom
 With upvc double glazed window to the rear elevation, white suite with corner bath with electric shower over, pedestal wash hand basin and low level wc.



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		85 B
69-80	C		
55-68	D	64 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.

