

Thomas Street

Shildon, DL4 2JX



Offers in the Region Of £39,950

- Two Bedroomed Terrace
- Recently Installed Damp Proof Course
- New Kitchen
- Shower Room
- Rear Yard
- Ideal Investment

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 BEDROOMED TERRACE PROPERTY** situated in Sildon offering good local amenities and transport links. Benefiting from **UPVC DOUBLE GLAZING** and Gas **CENTRALLY HEATED** via combi boiler. The property briefly comprises of **LOUNGE**, recently installed **FITTED KITCHEN/DINER**. To the first floor there are **TWO GOOD BEDROOMS** and **SHOWER ROOM/WC**. Externally there is an enclosed **YARD**. Ideal **INVESTMENT OPPORTUNITY**. Early viewing recommended.



PROPERTY PARTICULARS

Entrance Reception Vestibule

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

Lounge 12' 9" x 12' 8" (3.88m x 3.86m)

With upvc double glazed window to the front elevation and under stair storage cupboard.

Kitchen 16' 5" x 7' 2" (5.00m x 2.18m)

With two upvc double glazed windows and entry door to the side elevation, fitted with a recently installed white kitchen with wall and floor mounted units, laminated working surfaces, stainless sink unit with mixer tap, intergraded Oven, Hob and Extractor Fan and plumbing for washing machine.

Landing

With access to loft space and all first floor rooms.

Bedroom One 12' 8" x 11' 6" (3.86m x 3.50m)

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

Bedroom Two 9' 0" x 7' 5" (2.74m x 2.26m)

With upvc double glazed window to the rear elevation and built in cupboard containing combi boiler.



Shower Room/wc

With upvc double glazed window to the rear elevation, fitted with a corner shower cubicle with electric shower, pedestal wash hand basin and low level wc.

Externally

To the rear of the property there is an enclosed yard.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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.

