

## Jubilee Road

Shildon, DL4 2EF



**£44,950**

- **Three Bedroomed Semi**
- **Some Updating Required**
- **Wet Room**
- **Garden to the Rear**
- **Driveway Parking**
- **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 rent this Three Bedroomed Semi Detached Property on Jubilee Road, Shildon close to the 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 Reception Hall, Lounge with feature fireplace and a fitted Kitchen. To the first floor there a Three Bedrooms and a Wet Room/wc. Externally to the front of the property there is a block paved driveway, whist to the rear a garden laid to lawn with brick built storage unit. This property does require some updating throughout and will suit a range of buyers. Early viewing is strongly recommend to fully appreciate what this home has to offer.



## PROPERTY PARTICULARS

### Entrance Reception

With composite door and upvc window to the front elevation, staircase leading up to the first floor and a double panel radiator.

### Lounge 19' 0" x 11' 0" (5.79m x 3.35m)

With upvc double glazed windows to the front and rear elevation, feature fireplace and two single panel radiators.

### Kitchen 11' 6" x 9' 6" (3.50m x 2.89m)

With upvc double glazed entry door and window to the rear elevation, fitted with a range of white wall and floor mounted units, laminated working surfaces, stainless steel sink unit with mixer tap, cooker point and wall mounted combi boiler.



## Hallway

With access to loft space, all first floor rooms and a built in storage cupboard.

## Bedroom One 14' 1" x 9' 4" (4.29m x 2.84m)

With two upvc double glazed windows to the front elevation and a double panel radiator.

## Bedroom Two 14' 1" x 9' 3" (4.29m x 2.82m) Max Measurements

With upvc double glazed windows to the rear elevation, built in storage cupboard and a single panel radiator.

## Bedroom Three 9' 5" x 7' 1" (2.87m x 2.16m) Max Measurements

With upvc double glazed window to the front elevation, storage cupboard and a single panel radiator.

## Wetroom/wc 7' 8" x 5' 4" (2.34m x 1.62m)

With two upvc double glazed windows to the rear elevation, full wet room with mains shower, wash hand basin, low level wc and chrome ladder towel radiator.

## Externally

To the front of the property a large block paved driveway, side access leads to a good sized rear garden with brick built storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

