

Rosedale Crescent

Shildon, DL4 2AW



Offers in the Region Of £69,950

- Two Bedroomed Terrace
- Upvc Double Glazed
- Gas Central Heating
- Long Term Tenant in Situ
- 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 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 and a fitted Kitchen 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 gravelled 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 Hallway

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

Lounge 18' 11" x 11' 1" (5.76m x 3.38m)

With upvc double glazed window to the front elevation and patio doors to the rear elevation and a feature fireplace.

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

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

First Floor Landing

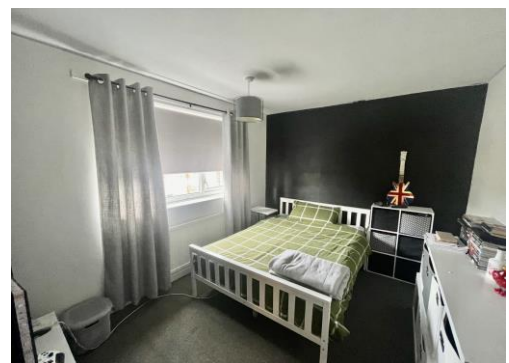
With access to loft space and all first floor rooms.

Bedroom One 17' 1" x 9' 6" (5.20m x 2.89m)

With two upvc double glazed windows to the front of the property and built in over stairs storage cupboard.

Bedroom Two 13' 1" x 9' 1" (3.98m x 2.77m)

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



Family Bathroom

With upvc double glazed window to the rear elevation, white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level wc and built in storage cupboard.

Externally

To the front of the property there is an enclosed forecourt garden, whilst to the rear an enclosed gravelled garden with side gated access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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.

