

Brown Street

Shildon, DL4 1EH



Offers in the Region Of £35,000

- Two Bedroomed Terrace
- Close to the Town Centre
- Combi Boiler
- Modern Kitchen
- Enclosed 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 **TWO BEDROOMED END OF TERRACE PROPERTY** situated in Sildon offering good access local amenities and transport links. Benefiting from **UPVC DOUBLE GLAZING** and **GAS CENTRAL HEATING** via Combi. The property briefly comprises of **ENTRANCE RECEPTION, LOUNGE, DINING ROOM** a **FITTED KITCHEN** and **REAR PORCH**. To the first floor there are **TWO BEDROOMS** and **BATHROOM/WC**. Externally there is an enclosed **YARD**. Early viewing strongly recommended. This property is in need of some refurbishment and an ideal investment property.



PROPERTY PARTICULARS

Entrance Reception Vestibule

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

Lounge 15' 1" x 10' 8" (4.59m x 3.25m)

With upvc window to the front elevation and feature fireplace. Archway into the Dining Room.

Dining Room 7' 6" x 6' 11" (2.28m x 2.11m)

With upvc double glazed window to the rear elevation.

Kitchen 7' 0" x 6' 11" (2.13m x 2.11m)

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

Rear Porch

With timber back door, two upvc double glazed windows and plumbing for washing machine.

Landing

With access to loft space and all first floor rooms.

Bedroom One 14' 7" x 11' 2" (4.44m x 3.40m)

With upvc double glazed window and over stairs storage cupboard containing combi boiler.



Bedroom Two 8' 5" x 7' 7" (2.56m x 2.31m)

With upvc double glazed window to the rear elevation.

Family Bathroom

With upvc double glazed window to the rear elevation, white suite comprising of panelled bath, 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		88 B
69-80	C		
55-68	D	57 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.

