

Lambton Street

Shildon, DL4 1JG



Offers in the Region Of £55,000

- Two Bedroomed Terrace
- upvc Double Glazed
- Kitchen/ Diner
- Two Bedrooms
- Bathroom/wc
- Rear Yard

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 well presented two bed roomed terrace property in a quiet street in Shildon. Benefiting from upvc double glazing and gas central heating. In brief the property comprises of Entrance Reception, Lounge and fitted kitchen/diner. To the first floor there are two good sized bedrooms and a bathroom/wc. Externally there is an enclosed forecourt area to the front and an enclosed yard to the rear.



PROPERTY PARTICULARS

Entrance Reception Vestibule

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

Lounge 13' 4" x 9' 0" (4.06m x 2.74m)

With upvc double glazed window to the front elevation.

Kitchen/Diner 13' 4" x 9' 0" (4.06m x 2.74m)

With upvc door and window to the rear elevation, fitted kitchen with a range of wall and floor mounted units, laminated working surfaces, stainless steel sink unit with mixer tap, integrated oven hob and extractor filter fan, combi boiler and a built in understairs storage cupboard.

First Floor Landing

With access to loft space and all first floor rooms.

Bedroom One 12' 11" x 11' 10" (3.93m x 3.60m) Maximum Measurements

With upvc double glazed window to the front elevation and two built in storage cupboards.

Bedroom Two 9' 1" x 8' 11" (2.77m x 2.72m)

With upvc double glazed window to the rear elevation, and built in storage cupboard.



Family Bathroom

With upvc double glazed window to the rear, white suite comprising of panelled bath with mins shower over, pedestal wash hand basin and low level wc.

Externally

To the front of the property there is an enclosed forecourt whist to the rear an enclosed yard with gated access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	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.

