

Ruby Street

Shildon, DL4 1JD



Offers in the Region Of £54,950

- Three Bedroomed Terrace
- Tenant in Situ
- Close to Shildon Town Centre
- Deceptively Spacious
- Must be Viewed
- 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 this deceptively spacious three bedroom terraced property in a popular street in Shildon. Being sold with a sit in tenant. The property benefits from upvc double glazing and gas central heating via combi boiler. In brief the property comprises of Entrance Reception Vestibule, Lounge. Dining Room, fitted Kitchen and a bathroom/wc with electric shower. To the first floor there are Three Bedrooms and a wc. Externally there is an enclosed rear yard. Ideal investment property. Early viewing recommended.



PROPERTY PARTICULARS

Entrance Vestibule

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

Dining Room 13' 10" x 10' 5" (4.21m x 3.17m)

With upvc window double glazed window to the front elevation and archway leading into the Lounge.



Lounge 14' 0" x 9' 9" (4.26m x 2.97m)

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



Kitchen 13' 0" x 6' 10" (3.96m x 2.08m)

With upvc double glazed windows to the side elevation, fitted kitchen with laminated working surfaces, inset sink unit with mixer tap, integrated electric oven and gas hob, extractor filter fan and wall mounted combi boiler.



Inner Hall

With upvc double glazed entry door to the side elevation and storage cupboard.

Bathroom/wc

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



First Floor Landing

With access to loft space and all first floor rooms.

Bedroom One 10' 6" x 10' 5" (3.20m x 3.17m)

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

Bedroom Two 9' 10" x 6' 10" (2.99m x 2.08m)

With upvc double glazed window to the rear elevation.

Bedroom Three 9' 10" x 6' 7" (2.99m x 2.01m)

With upvc double glazed window to the rear elevation.

Wc

With low level wc and pedestal wash basin.

Externally

With enclosed block paved yard to the rear with 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.

