

## Main Street Shildon, DL4 1AQ



## Auction Guide Price £50,000

- For Sale via Auction T&C's Apply
- Two Bedroomed Terrace
- Long Term Sit In Tenant
- Combi Boiler
- Good Location
- Must be Viewed

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FJ Estates are delighted to offer for sale this well presented Two Bedroomed Terrace Property in Shildon, close to the Town Centre, benefiting from UPVC Double Glazing and Gas Centrally Heated via Combi Boiler. The ground floor of the property briefly comprises of Entrance Vestibule, Lounge with feature fire surround, Kitchen and bathroom/wc with shower. To the first floor there are two good sized bedrooms Externally there is an enclosed rear yard. Early viewing is strongly recommended. This property is being sold with a long term tenant paying £325pcm.



**Entrance Vestibule**

With upvc double glazed Entry door

**Lounge/Diner** 19' 3" x 13' 0" (5.86m x 3.96m)

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

**Kitchen** 7' 5" x 6' 6" (2.26m x 1.98m)

With upvc double glazed window to the rear elevation, fitted with a range of wall and floor mounted units, laminated working surfaces, stainless steel sink unit, cooker point and plumbing for washing machine.



**Bathroom/wc** 9' 10" x 4' 7" (2.99m x 1.40m)

With upvc double glazed window to the rear elevation, white suite with panelled bath, pedestal wash hand basin and low level wc. Decorated with tiled surrounds.



**Landing**

With access to loft space and all first floor rooms.

**Bedroom One** 13' 0" x 10' 0" (3.96m x 3.05m)

With upvc double glazed window to the front elevation.

**Bedroom Two** 9' 9" x 8' 11" (2.97m x 2.72m)

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



**Externally**

To the rear of the property there is an enclosed yard with gated access.

