

Magnolia Way

Shildon, DL4 2AH



Offers Over £72,000

- Two Bedroomed End Terrace
- Extended to the rear
- Gardens front and Rear
- Ideal Investment Property
- Must be Viewed
- EPC Rating D

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 extended Two Bedroomed End 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 patio doors onto the rear garden, fitted Kitchen and Dining Room. To the first floor there are two bedrooms, bathroom/wc with Shower and staircase leads to a useful loft space. Externally there is an enclosed forecourt garden whist to the rear a patio and garden laid to lawn. . Early viewing is recommended.



PROPERTY PARTICULARS

Entrance Hall

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

Lounge

With upvc double glazed window to the front and patio doors leading out onto the rear garden.

Kitchen

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

Dining Room

With upvc entry door to the side elevation and window to the rear elevation.

First Floor Landing

With access to loft space and all first floor rooms. Staircase leads up to loft space.

Bedroom One

With two upvc double glazed windows to the front elevation.



Bedroom Two

With upvc double glazed window to the rear elevation.



Bathroom/wc

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



Externally

To the front of the property an enclosed forecourt garden, side access leads to a rear garden with paved patio.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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.

