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Lambton Street, Shildon



## **7 Lambton Street, Shildon, DL4 1JG**

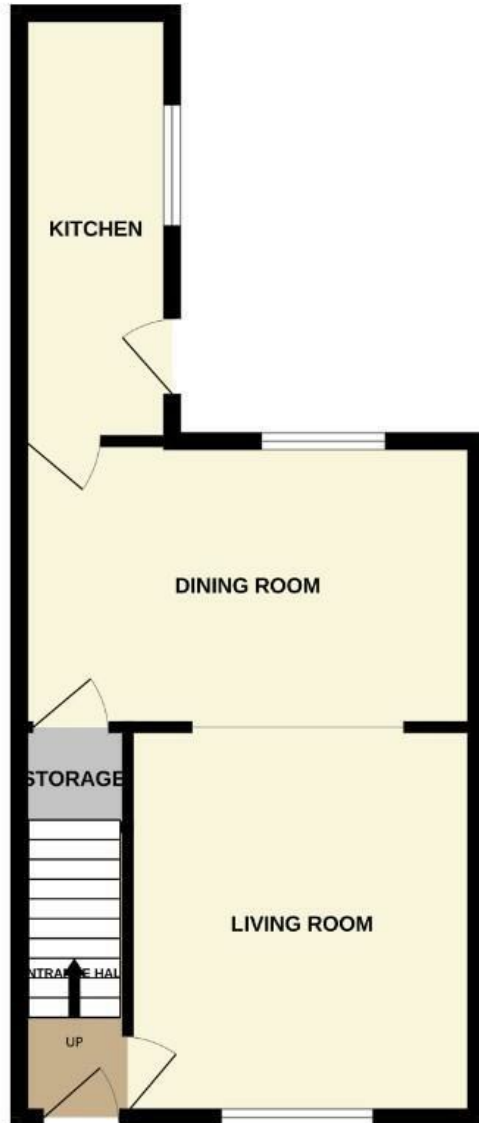
Price £65,000

Two bedroomed terraced property located on Lambton Street in Shildon, ideal for investors, sold with a tenant in situ. The property is situated in a quiet residential area within Shildon, providing easy access to local amenities as well as being a short distance from Bishop Auckland which has a further arrange of amenities including supermarkets, popular high street retail stores, healthcare services and both primary and secondary schools. Ideal for investors or first time buyers alike. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.

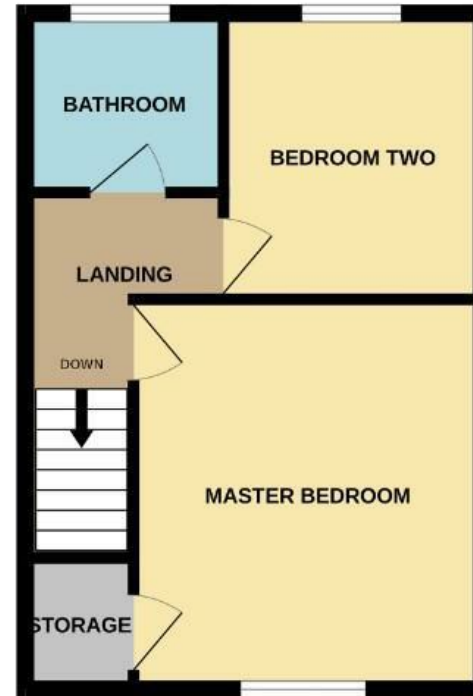
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is a rear enclosed yard with gated access into the back lane.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### **Living Room**

Spacious living room located to the front of the property, with ample space for furniture, electric fire and window to the front elevation.

### **Dining Room**

The second reception room is another good size room with space for a table and chairs, further furniture and window to the rear elevation.

### **Kitchen**

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing kitchen appliances and window to the side elevation.

### **Master Bedroom**

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

### **Bedroom Two**

The second bedroom is a further double bedroom with window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

### **External**

Externally the property has on street parking available to the front, whilst to the rear there is a rear enclosed yard with gated access into the back lane.



