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ACCOUNTANTS

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43-45 Church Street, Shildon, DL4 1DT

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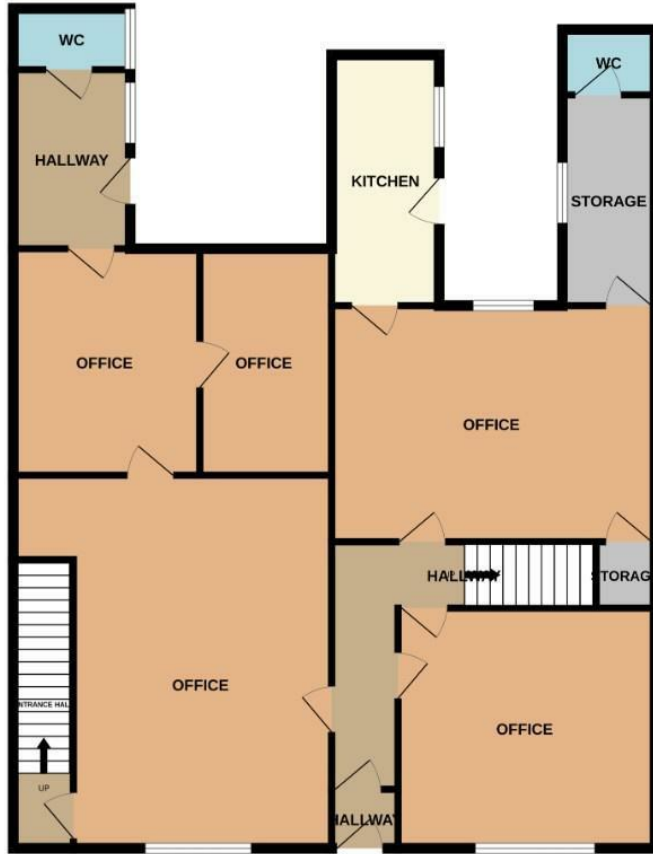
By Auction £51,000

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £51,000\* BIDDING OPEN SHORTLY \* FEES APPLY This spacious property is offered for sale situated in a prominent position on Church Street in Shildon. Formally operated as a commercial premises which has been converted previously from two residential dwellings this property provides potential to be either commercial or developed back into a substantial family home, HMO or self contained apartments, subject to the required planning and consents. The property is located in the town centre providing access to schools, restaurants, cafes, butchers, bakers, independent shops, convenience stores and healthcare services. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets.

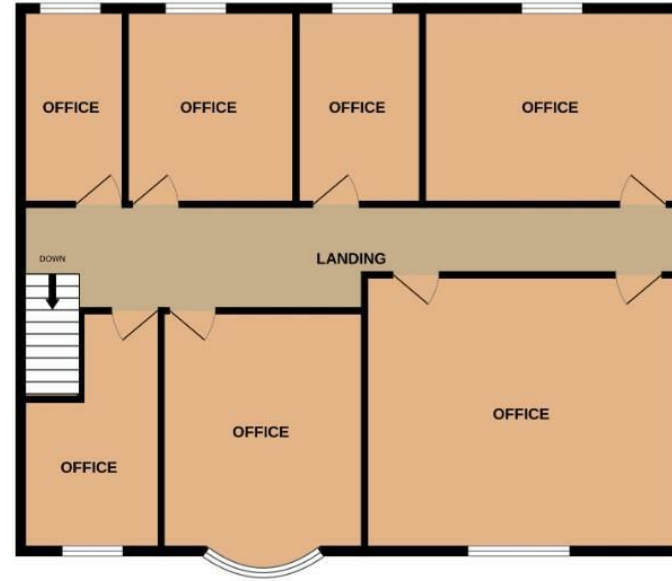
In brief the property comprises; an entrance porch leading through to several separate office spaces, kitchen, storage room and two WCs. The first floor contains a further five office spaces. Externally the property has two rear yard with gated access into the back lane, and on street parking available.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
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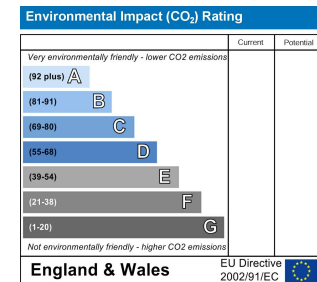
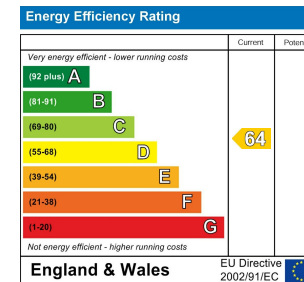
GROUND FLOOR




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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

