



**Main Street**

Shildon DL4 1AW

**£550 Per Calendar Month**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Main Street

## Shildon DL4 1AW



- Available Beginning Of July
- EPC Grade C
- Gas Central Heating

- Two Bedrooms
- Rear Yard
- Town Centre Location

- Lounge
- UPVC Double Glazing
- First Floor Bathroom

Available at the beginning of July. A must see two bedroom stone mid terraced cottage located in the town centre of Shildon. Shildon has a range of amenities, educational and recreational facilities.

The property in brief is neutrally decorated throughout and comprises of entrance porch, lounge/diner and kitchen whilst to the first floor there are two bedrooms and family bathroom. Externally the property has an enclosed forecourt garden to the front and yard to the rear.

Dont hesitate to book your viewing today!

### Ground Floor

#### Entrance Porch

Accessed via a UPVC entrance door which leads into a entrance porch.

#### Lounge Diner

18'1" x 14'2" (5.528 x 4.339)

Located to the front elevation of the property having UPVC window, multi fuel stove (decorative only as this is capped off) set on a tiled hearth with wooden surround and central heating radiator. There is ample room for both living and dining furniture. Access to a useful under stair storage cupboard.

#### Kitchen

14'1" x 7'6" (4.307 x 2.309)

Cream base and wall mounted storage units with wood effect laminate work surfaces over and tiled splash backs, electric oven and hob with extraction fan over, sink unit and space and plumbing for other free standing appliance. UPVC window and door lead to the rear of the property. Central heating radiator.

### First Floor

#### Landing

Stairs rise from the lounge and provide access to the first floor living accommodation, central heating radiator.

#### Bedroom One

13'9" x 10'10" (4.213 x 3.315)

Located to the front elevation of the property having UPVC window, fitted two door sliding wardrobe and access to an over stair storage cupboard. Central heating radiator.

#### Bedroom Two

7'8" x 12'6" (2.345 x 3.828)

Located to the rear elevation of the property having UPVC window and central heating radiator. Storage cupboard housing the central heating boiler.

#### Bathroom

Fitted with a three piece suite comprising bath with electric shower over and glass screen, WC and wash hand basin. Obscured UPVC window and central heating radiator with extraction fan.

#### Exterior

To the front of the property paved steps to the front door with a small forecourt whilst to the rear of the property is an enclosed yard area with access to a useful storage shed.

#### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8006-0547-0622-2006-3803>

EPC Grade C

#### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

#### Holding Deposit/Tenant information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to

the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### General Information

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps

Mobile Signal/coverage: Likley/Limited depending on provider

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

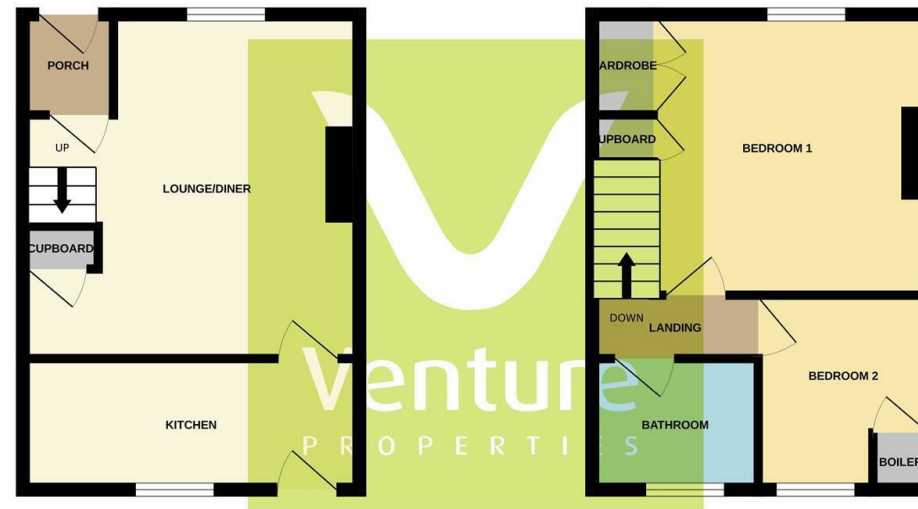
#### Disclaimer

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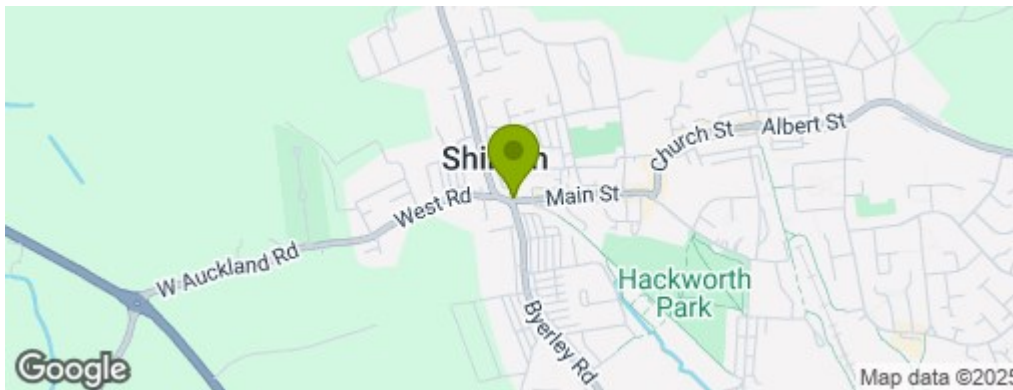


GROUND FLOOR

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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## Property Information

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