



Main Street

Shildon DL4 1AH

£600 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 1AH



- Three Bedroom End Terrace
- EPC Grade D
- Light & Airy

- Lounge & Dining Room
- First Floor WC
- Central Location

- Ground Floor Bathroom
- Fully Re furnished
- Ideal Family Home

A stunning, fully refurbished three bedroom town house with extremely impressive spacious rooms throughout. The internal accommodation has been modernized to allow for the addition of ground floor bathroom and a first floor cloak room. The layout briefly comprises entrance vestibule, hallway, living room, dining room, kitchen, downstairs modern bathroom. To the first floor there are three double bedrooms first floor WC. Externally there is a front forecourt and to the rear and enclosed rear yard.

Ground Floor

Entrance Hallway

Having central heating radiator and stairs to first floor.

Lounge

14'10" x 13'3" (4.525 x 4.052)

Having large walk in bay window to front, laminate wood flooring and central heating radiator.

Dining Room

13'9" x 12'0" (4.205 x 3.676)

Having central heating radiator and upvc double glazed window to rear.

Kitchen

17'3" x 9'2" (5.268 x 2.797)

Fitted with a new range of wall and base units having laminate work surfaces over, ceramic sink unit with mixer tap, integrated electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer tiled flooring and upvc rear entrance door and window.

Ground Floor Bathroom

Fitted with a white panelled bath, wash hand basin set to vanity Unit, WC, PVC panelled walls and wall mounted gas boiler in cupboard.

First Floor

Landing

Spindle staircase, storage cupboard and window to rear.

WC

Having wash hand basin and WC.

Bedroom One

17'4" x 12'1" (5.288 x 3.705)

With large walk in upvc Bay window to front and central heating radiator.

Bedroom Two

12'1" x 10'11" (3.696 x 3.351)

Having central heating radiator and upvc double glazed window to rear.

Bedroom Three

10'1" x 9'2" (3.085 x 2.813)

Having central heating radiator and upvc double glazed window to rear.

Externally

Externally there is a front forecourt and to the rear and enclosed rear yard.

Energy Performance Certificate

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2310-3005-2204-5859-9204>

EPC Rating D

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.

Bond/Deposit

The security deposit (bond) amount is 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: Indoor - Likely. Outdoor - Likely

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

Energy Performance Certificate Grade D

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

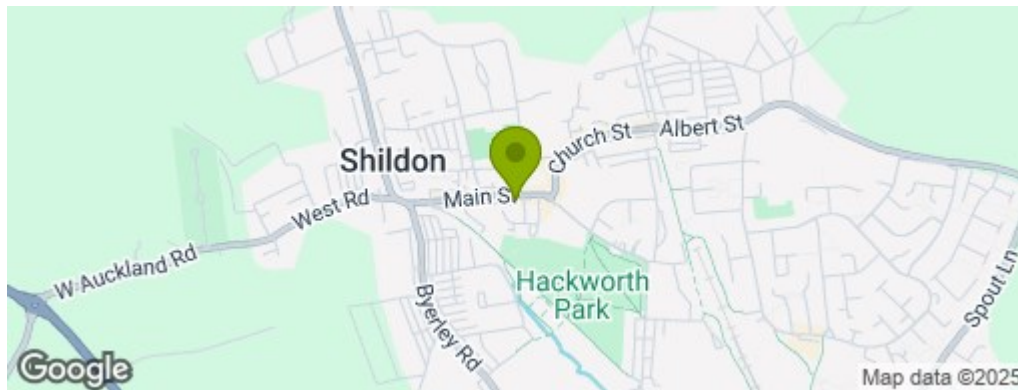
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GROUND FLOOR



Property Information

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