



## 88 Main Street Shildon DL4 1AQ

- 2 Bedroom Mid Terrace
- Gas Central Heating
- uPVC Double Glazing
- Close To Local Amenities
- Ideal First Time Buy
- Viewing Essential

**Offers In The Region Of £49,950**

# 88 Main Street



Rea Estates welcome to the sales market this deceptively spacious Two Bedroom Mid Terrace property situated within a popular residential area of Shildon, which is home to the National Railway Museum.

The town itself offers a range of schools, shopping and recreational facilities and an extensive public transport system provides access to neighbouring towns and villages. The A689 is nearby, leading to the A1(M) for travel both North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Vestibule, a well proportioned Lounge/Diner, Rear Hallway with staircase rising to the first floor, Kitchen and Bathroom.

To the first floor there are Two Double Bedrooms. Externally to the rear of the property there is an enclosed courtyard with gated access.

In our opinion this property should prove of interest to a variety of purchasers, therefore an early viewing is highly recommended.



## Entrance Vestibule

uPVC glazed entrance door opening to vestibule with glazed door to:

## Lounge Diner:

**19'01 x 13'0 (5.79m x 3.96m)**

Double glazed window to the front elevation, beamed ceiling, feature fire surround housing a living flame gas fire, double central heating radiator, under stair storage cupboard and glazed door to rear hallway.



### Rear Hallway

Staircase rising to the first floor and doors to:

### Family Bathroom:

**9'08 x 4'07 (2.95m x 1.40m)**

Fitted with a white suite comprising; electric shower and bi-fold screen over panelled bath, wash hand basin inset to vanity unit and low level w/c. Recessed ceiling lights, extractor fan, radiator and obscure double glazed window to the rear elevation.



### Kitchen:

**7'09 x 6'08 (2.36m x 2.03m)**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Free standing gas cooker point, space and plumbing for automatic washing machine. Central heating radiator, double glazed window and external door opening to the rear courtyard.



### First Floor Landing

Recessed ceiling lights, loft access hatch and doors to:

### Bedroom One:

**11'09 x 10'0 (3.58m x 3.05m)**

A double bedroom of generous proportions situated to the front of the house. Cornice to ceiling, radiator and built in storage cupboard.



# 88 Main Street

## **Bedroom Two:**

**9'11 x 8'10 (3.02m x 2.69m)**

A second double bedroom with double glazed window to the rear elevation, cornice to ceiling, radiator and built in cupboard housing combi boiler.



## **Externally**

To the rear of the house there is an enclosed courtyard with gated access.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.