



Temperance Avenue, DL4 2HH  
2 Bed - House - Mid Terrace  
Asking Price £62,000

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Robinson are delighted to offer for sale this 2 bedroom mid terrace property situated on this quiet street close to the centre of Shildon. The property is close to local amenities and is deceptively spacious throughout and would appeal to a variety of purchaser including first time buyers and investors.

The accommodation on offer briefly comprises:- Entrance into Lounge, Dining Room, Kitchen and ground floor Bathroom whilst to the first floor there are 2 Bedrooms plus handy WC. Externally to the rear of the property there is a wall enclosed yard with pedestrian gate.

## GROUND FLOOR

### Lounge

14'2" x 12'9" 5'2" (4.32m x 3.89m 1.59)

Entered via a uPVC double glazed door from the front and with feature stone effect fire surround housing extending to TV plinth and housing a coal effect gas fire, uPVC double glazed window to the front and archway to dining room.

### Dining Room

14'2" x 8'8" (4.34 x 2.66)

With uPVC double glazed window to the rear.

### Kitchen

8'5" x 7'6" 6'8" (2.59m x 2.31m 2.04)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit, built under oven, plumbing for an automatic washing machine, tiled walls and uPVC double glazed window to the rear.

### Rear Lobby

With uPVC double glazed window to the rear.

### Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin, low level WC, tiled walls and double glazed window to the rear.

## FIRST FLOOR

### Landing

With loft access

### Bedroom 1

14'2" x 12'9" 5'4" (4.34 x 3.90 1.65)

With built in wardrobes and double glazed window to the front.

### Bedroom 2

10'0" x 8'8" (3.06 x 2.65 )

With uPVC double glazed window to the rear.

### WC

With low level WC, pedestal wash basin and uPVC double glazed window to the rear.

### Attic Storage

13'1 x 10'4 (3.99m x 3.15m)

This room is accessed via a drop down ladder and is boarded with Velux windows and power points

### EXTERNAL

To the rear of the property there is a wall enclosed yard with pedestrian gate

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1469 Min)

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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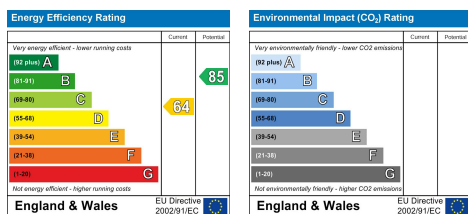
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