



Foundry Street, DL4 2HE
1 Bed - House
£57,500

ROBINSONS
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Sold with a sitting tenant, Robinsons are pleased to offer for sale this well presented one bedroomed property situated in Shildon and close to the town centre with all of its amenities. The home has been refurbished and offers a new kitchen with fitted appliances, and new shower room and flooring throughout. The accommodation on offer briefly comprises: Entrance Hall, Lounge and modern fitted kitchen to the ground floor whilst to the first floor there is a good sized double room and modern shower room. Externally there is a high walled yard to the side.

The property currently has a sitting tenant paying £385 P.C.M. giving a potential yield of 8%

Energy Efficiency Rating E | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Entered via a uPVC door from the front and with stairs leading to the first floor.

Lounge

13'11" x 13'1" maximum (4.25 x 3.99 maximum)

With wall mounted gas fire, uPVC double glazed window to the front, alcove storage and laminate flooring.

Inner Lobby

With under stair storage cupboard.

Kitchen

14'1" x 5'5" maximum (4.31 x 1.66 maximum)

Fitted with a range of base units having contrasting worktops and incorporating single drainer sink unit, electric hob with extractor hood, built under oven, tiled splash backs, laminate flooring and uPVC double glazed window and door to the rear.

FIRST FLOOR

Landing

With loft access

Bedroom

13'4" x 9'8" maximum (4.07 x 2.97 maximum)

With uPVC double glazed window to the front

Shower Room

Fitted with a three piece suite comprising quadrant shower cubicle with electric shower, wash basin set onto vanity unit, low level WC, panelled splash backs and uPVC double glazed window.

EXTERNAL

To the side there is a high walled yard.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

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

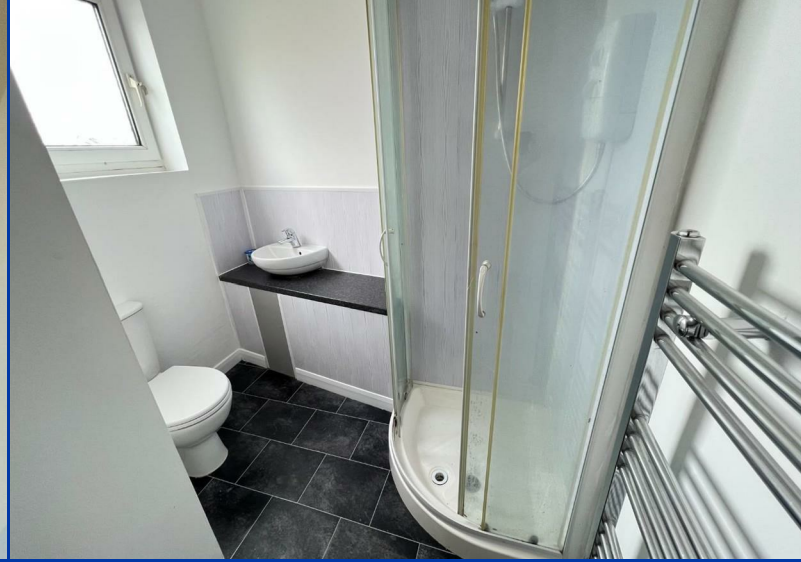
Mobile Signal/Coverage: Poor -Average

Tenure: Freehold

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

Energy Rating: E

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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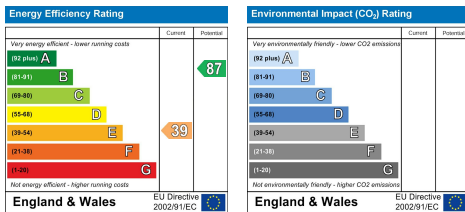
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1-3 Old Elvet
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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