



Almond Court, Shildon, DL4 2RG
3 Bed - House - Mid Terrace
£80,000

ROBINSONS
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Almond Court Shildon, DL4 2RG

* NO ONWARD CHAIN * OFF ROAD PARKING * ENCLOSED GARDEN *

Offered to the sales market with the benefit of no onward chain is this three bedroom terrace house. The property is located in a cul-de-sac and has the bonus of off road parking. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

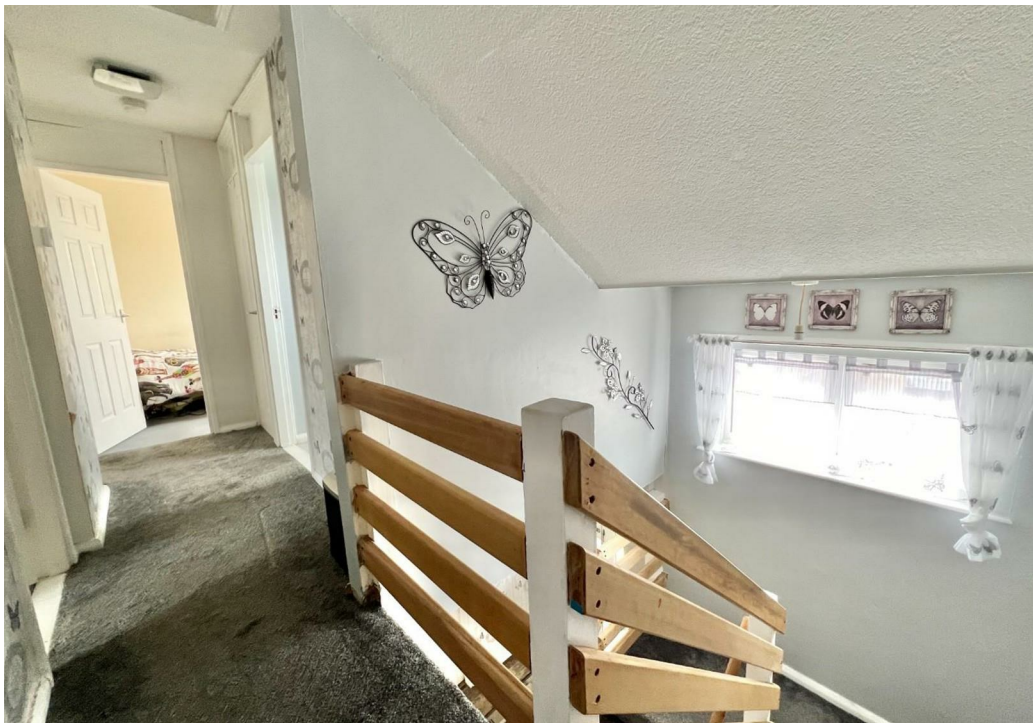
The internal accommodation comprises; entrance hallway, cloakroom/WC, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom.

Outside the house has off road parking to the front and a built in storage cupboard. At the rear there is an enclosed garden with gated access.

Almond Court is positioned within close proximity of schooling, shopping amenities and bus links.

Contact Robinsons to arrange an internal viewing.









AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3 Mbps, Superfast 68 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621(min)

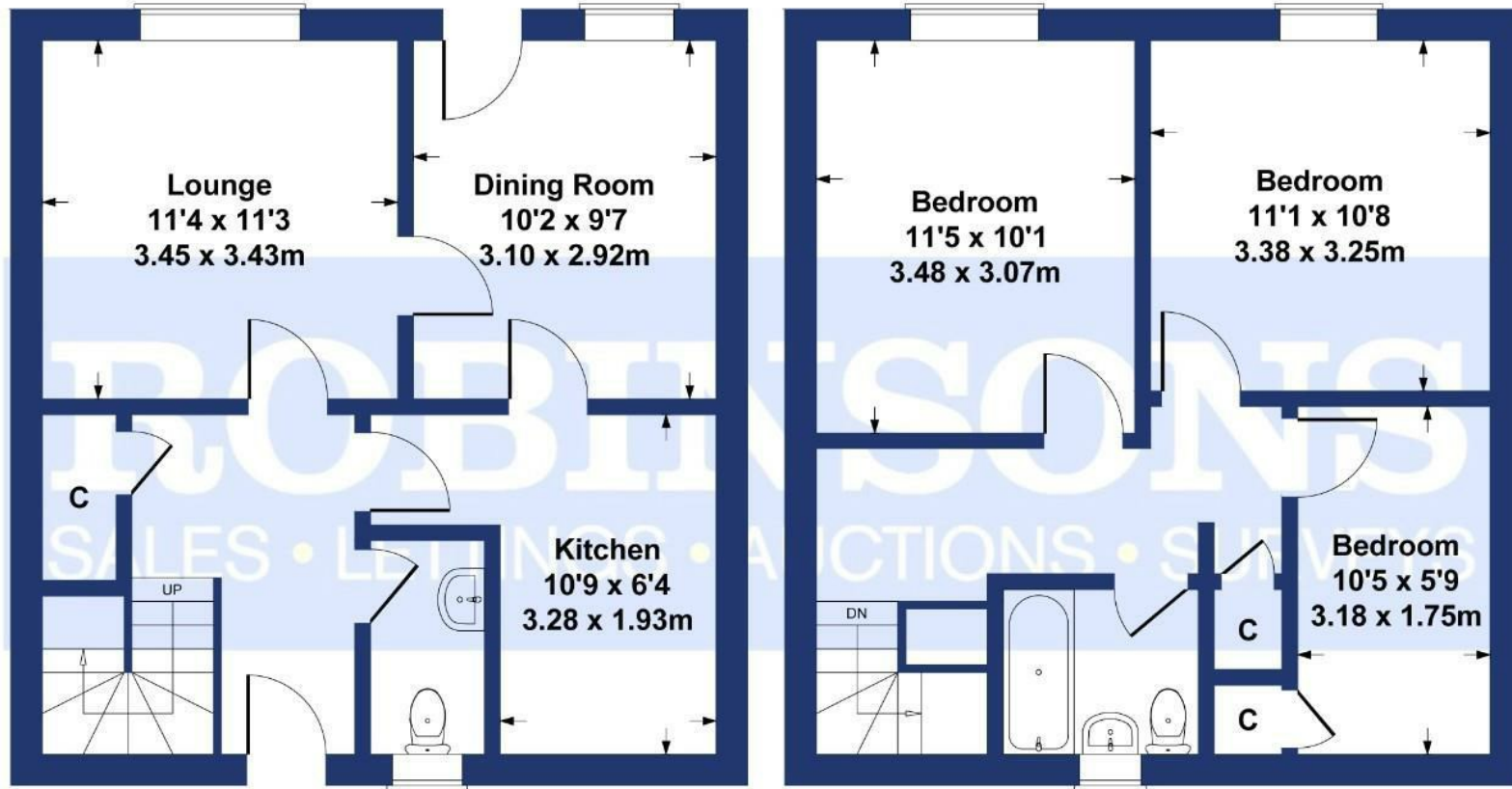
Energy Rating: C

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.

Almond Court Shildon

Approximate Gross Internal Area
964 sq ft - 90 sq m

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | 87 |
| (81-81) | B | | |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.

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