



Shildon Street

Darlington DL1 2HS

£75,000





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Shildon Street

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- Two Bedroom Terraced Property
- Close to Local Amenities

- North Road Location
- Council Tax Band A

- Ideal Investment Opportunity with Sitting Tenant
- Epc Rating D

Nestled on the charming Shildon Street in Darlington, this delightful terraced house is a hidden gem waiting to be discovered. Boasting two reception rooms and two cosy bedrooms, this property offers a comfortable and inviting living space for its lucky new owner.

One of the standout features of this home is its deceptively spacious layout, providing ample room for both relaxation and entertainment. The two reception rooms offer versatility and can easily be transformed to suit your lifestyle needs, whether it be a cosy reading nook or a vibrant entertainment area.

An added bonus to this property is the sitting tenant that comes with it, making it an ideal investment opportunity for those looking to step into the world of property investment. This ready-made income stream adds to the appeal of this already charming abode.

Conveniently located close to local amenities, as well as main train and bus services, everything you need is right at your doorstep. Whether you're looking to enjoy a leisurely stroll in the neighbourhood or hop on a train for a day trip, this location offers the best of both worlds.

Don't miss out on the chance to make this lovely house your new home or investment venture. Book a viewing today and discover the endless possibilities that await you at Shildon Street.

Entrance Hallway

With stairs to the first floor.

Lounge

11'9" x 13'1" (3.6m x 4m)

Double glazed window to front, gas central heating radiator and feature fireplace.

Dining Room

13'1" x 12'5" (4m x 3.8m)

Double glazed window to rear and gas central heating radiator.

Kitchen

11'1" x 7'6" (3.4 x 2.3)

Double glazed window and door to side, fitted with a range of white wall, base and drawer units. Integrated electric oven and hob with extractor over.

First Floor

Landing Area.

Bedroom One

11'9" x 9'6" (3.6 x 2.9)

Double glazed window to front and gas central heating radiator.

Bedroom Two

11'11" x 6'08" (3.63m x 2.03m)

Double glazed window to front, with gas central heating radiator.

Bathroom

Double glazed obscure window to rear, fitted with jet spa panelled bath, pedestal wash hand basin and w.c.

Externally

To the rear there is an enclosed yard with gated access to rear lane.

Council Tax

Band A

Tenure

Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please

contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

936 ft 2 / 87 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

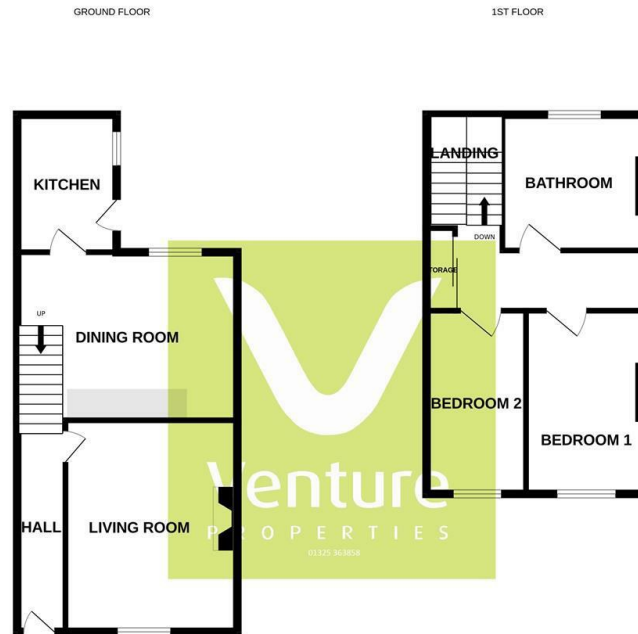
9000 Mbps

Satellite / Fibre TV Availability

BT

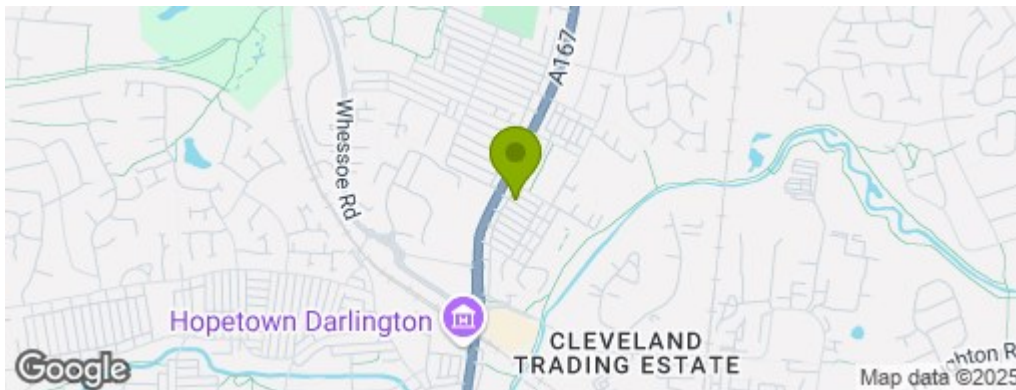
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Property Information

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