



Magnolia Way

Shildon DL4 2AH

Chain Free £70,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Magnolia Way

Shildon DL4 2AH



- Two Bedroom Semi Detached
- EPC Grade D
- Priced for Quick Sale

- CHAIN FREE
- Lounge/ Diner
- Gas Central Heating

- Gardens Front & Rear
- First Floor Bathroom
- Call Venture To Book Your Viewing

A good sized two bedroom plus attic area semi detached house. Sold chain free and at an attractive asking price to achieve a quick sale.

Brief accommodation comprises of: hallway, Lounge/Diner, Kitchen and rear dining area. To the first floor are two bedrooms and a family bathroom. Additionally is a second staircase leading to the upper floor where there is a attic room (We have been advised that the attic space on the second floor does not have planning permission)
Externally are gardens both front and rear.

GROUND FLOOR

Hallway

Having stairs to first floor, central heating radiator and uPVC double glazed door to front.

Lounge through diner

18'10" x 10'11" (5.763 x 3.344)

With laminate flooring , central heating radiator and patio doors to rear.

Kitchen

11'3" x 7'5" (3.442 x 2.275)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit , space for electric cooker, plumbing for washing machine, central heating radiator and uPVC double glazed window.

Rear Diner

8'9" x 7'0" (2.691 x 2.154)

With laminate flooring , rear entrance door and window to rear.

LANDING

Bedroom One

14'11" x 9'5" (4.555 x 2.892)

Having central heating radiator and uPVC double glazed windows to front.

Bedroom Two

11'6" x 9'2" (3.520 x 2.799)

With central heating radiator and uPVC double glazed window to rear.

Bathroom

Fitted with a white suite comprising of paneled bath, wc, wash hand basin and central heating radiator.

Second Floor

With staircase leading to attic area

Attic Area

20'5" x 8'9" (6.241 x 2.674)

With velux window, laminate flooring and central heating radiator.

Externally

With gardens front and rear

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2728-9270-2527-4521?print=true>

EPC Grade D

Agents Note

We have been advised that the attic space on the second floor does not have planning permission

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains – pre payment meter

Sewerage and water: Mains – pre payment meter

Broadband: Ultrafast Available Highest available download speed 1000 Mbps Highest available upload speed 100 Mbps

Mobile Signal/coverage: Likely to be good with O2 and Vodafone, we recommend you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £ 1,757.90 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

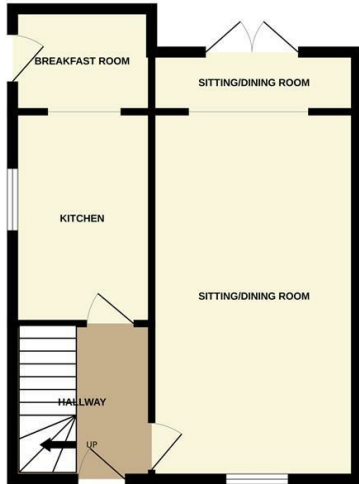
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

DISCLAIMER.

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities.

Venture Properties (Crook) Limited cannot accept liability for any information provided.

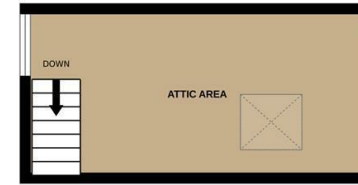
GROUND FLOOR



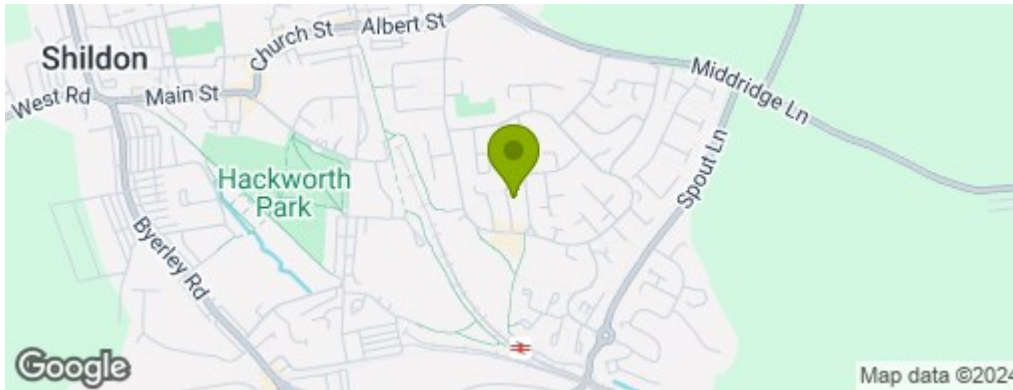
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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