



**Soho Street, Shildon, DL4 1PG**  
**3 Bed - House - Mid Terrace**  
**£520**

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Nestled on the charming Soho Street in Shildon, this spacious three-bedroom terraced house presents an excellent opportunity for both families and investors alike. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings at home. Each of the three bedrooms offers ample space, ensuring comfort and privacy for all occupants.

The house features a modern kitchen and bathroom, both designed with contemporary living in mind. Additionally, the property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. An added bonus is the loft storage room, which offers extra space for belongings or the potential for further development.

Conveniently located, this home is just a stone's throw away from local amenities and transport links, making it ideal for those who value accessibility and community. With a potential yield of 8.5 to 9%, this offers a sound investment opportunity. Whether you are looking to settle down or expand your property portfolio, this terraced house on Soho Street is certainly worth considering.

Bond £520 | Energy Efficiency Rating C | Council Tax band A

Specifications: Professionals only, families with children accepted, no pets and no smokers.

Required Earnings: Tenant Income £15,600- Guarantor Income £16,600 ( if required)

## GROUND FLOOR

### Entrance Hall

### Lounge

14'0" x 11'9" (4.27 x 3.60)

### Kitchen

13'1" x 14'2" (3.99 x 4.34)

### Rear Lobby

### Bathroom

## FIRST FLOOR

### Landing

### Bedroom 1

13'0" x 10'0" (3.98 x 3.05)

### Bedroom 2

11'10" x 10'2" (3.63 x 3.11)

### Bedroom 3

11'11" x 7'2" (3.65 x 2.19)

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 45 Mbps,

Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1701 (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







