



Tomlin Street

Shildon DL4 2JG

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Terraced Home
- EPC GRADE D
- Allocated Parking Space

Welcome to this charming terraced house located on Tomlin Street in the heart of Shildon. This delightful property offers a perfect blend of comfort and practicality, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge is perfect for unwinding after a long day, while the dining room offers a lovely setting for family meals or gatherings with friends. The well-appointed kitchen is conveniently situated, making meal preparation a breeze.

This home features two generously sized double bedrooms, ensuring plenty of room for rest and privacy. One of the bedrooms boasts an en suite, adding a touch of luxury to your daily routine. Additionally, the spacious attic area presents a fantastic opportunity for storage or could be transformed into a creative space to suit your needs.

The ground floor bathroom is practical and well-maintained, catering to the needs of the household. Outside, you will find a rear enclosed yard, providing a private outdoor space for relaxation or gardening.

With parking available for one vehicle and the added benefit of being chain free, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home on Tomlin Street, where comfort and convenience await.

GROUND FLOOR

Entrance Vestibule

Via upvc double glazed door

Entrance Hallway

Having central heating radiator and stairs to first floor.

Lounge

17'5" x 11'9" (5.316 x 3.601)

Having feature stone fireplace housing wood burning stove, central heating radiator and uPVC double glazed window to front.

Dining Room

9'10" 1837'3" x 10'6" (3 560 x 3.211)

Having feature fireplace housing gas fire, tiled flooring, central heating radiator and uPVC double glazed window to rear.

- CHAIN FREE
- Attic Space
- En Suite Shower Room

Kitchen

13'7" x 7'0" (4.149 x 2.136)

Fitted with a range of wall and base units with contrasting work surfaces over, sink unit with drainer, plumbing for washing machine and space for fridge freezer, slot for gas oven, tiled flooring and upvc double glazed window and door to rear.

Cloaks WC

Having wc, wash hand basin and tiled flooring.

Ground Floor Bathroom/ WC

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

First floor

Landing

Having upvc fire escape window to rear and door with staircase leading to attic space.

Bedroom One

13'4" x 12'6" (4.089 x 3.812)

Having Fitted wardrobes to one wall, central heating radiator and uPVC double glazed window to front.

Bedroom Two

10'9" x 7'9" (3.300 x 2.382)

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

En suite shower room

Fitted with a corner shower unit, wc and wash basin.

Attic Space

With storage to eaves, velux window and central heating radiator.

Externally

At the front of the property there is residents parking. To the rear is an enclosed yard.

Agents Note

There is a water heater in the kitchen which we have been informed via the seller is obsolete and there is no hot water to the property

There is a gas central heating boiler upstairs but only runs the central heating.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed Ultrafast 1800 Mbps 220 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone, but we recommend speaking to your local network provider
Council Tax: Durham County Council, Band: A Annual price: £1,902.85 (Maximum 2026)

Energy Performance Certificate Grade B

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 and flooding from rivers and the sea.

Disclaimer

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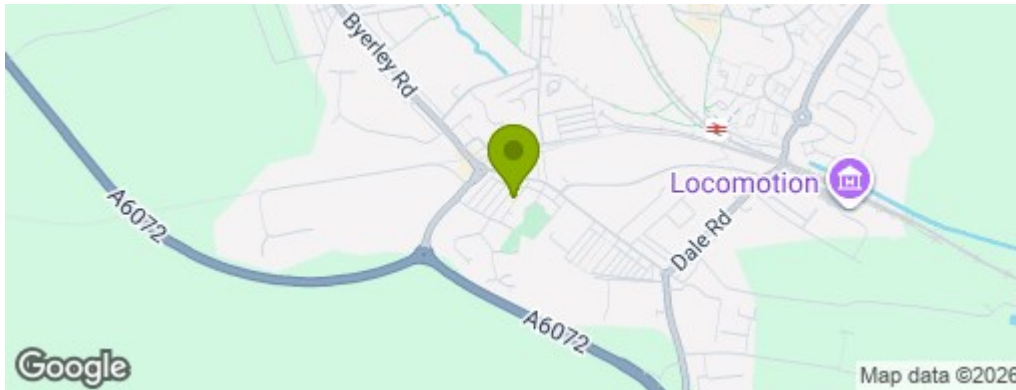
Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8400-7092-0722-4603-3363>

EPC Grade D - expires 2036



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

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