



All Saints Road, Shildon, DL4 2JU
4 Bed - House - Mid Terrace
£49,995

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Located on All Saints Road in the town of Shildon, this mid-terrace house presents an excellent opportunity for those seeking a spacious property. Boasting an impressive 1,141 square feet of living space, the property features four well-proportioned bedrooms and two reception rooms.

The accommodation is generously sized and although it does require some remedial work, offers the chance for the new owner to personalise the space to their taste. The property is conveniently located close to local amenities, ensuring that everyday necessities are just a short stroll away. Additionally, excellent transport links are nearby, making commuting and travel straightforward.

The property is sold with no onward chain, allowing for a smooth transition for prospective buyers. Whether you are a growing family or an investor looking for a promising opportunity, this property on All Saints Road is certainly worth considering. Embrace the potential of this spacious home and make it your own.

More Photographs to follow

GROUND FLOOR

Entrance Hall

Lounge

Dining Room

Kitchen

Rear Lobby

Bathroom

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

EXTERNAL

AGENTS NOTES

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

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and

floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – N/A

Probate – N/A

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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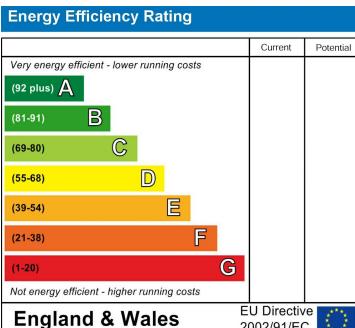
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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