

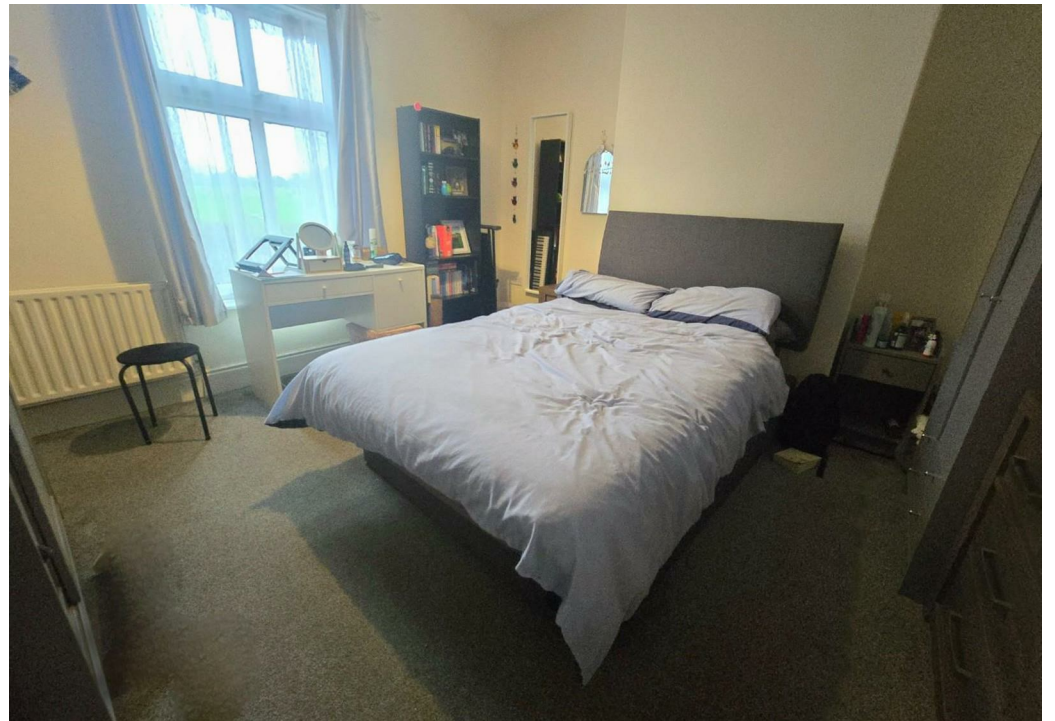


**Thomas Street, DL4 2JX**  
**2 Bed - House**  
**£45,000**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Thomas Street, DL4 2JX

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET \*\*\*

A lovely two bedroom mid-terraced house, situated in a sought after area, and within close proximity to local amenities, and Shildon Town centre.

The property briefly comprises of; Entrance Lobby, Living Room through to a good sized Dining Room with an under stairs storage area. To the rear of the property you will find a fitted kitchen, inner lobby and a three piece bathroom.

The first floor provides a small landing with two double bedrooms.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



## GROUND FLOOR

### Entrance Hall

### Living Room

12'5" x 12'5" (3.81m x 3.81m)

### Dining Room

15'10" x 7'4" (4.83m x 2.25m)

### Kitchen

7'7" x 7'4" (2.32m x 2.24m)

### Inner Lobby

### Family Bathroom

## FIRST FLOOR

### Landing

### Bedroom 1

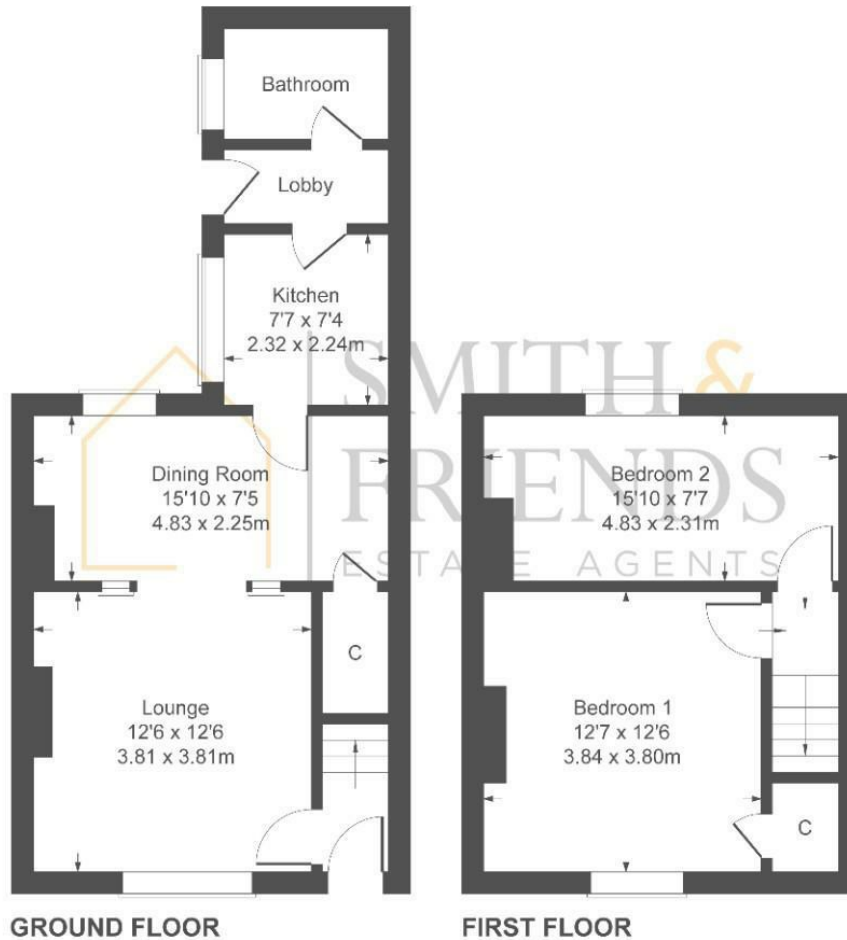
12'7" x 12'5" (3.84m x 3.80m)

### Bedroom 2

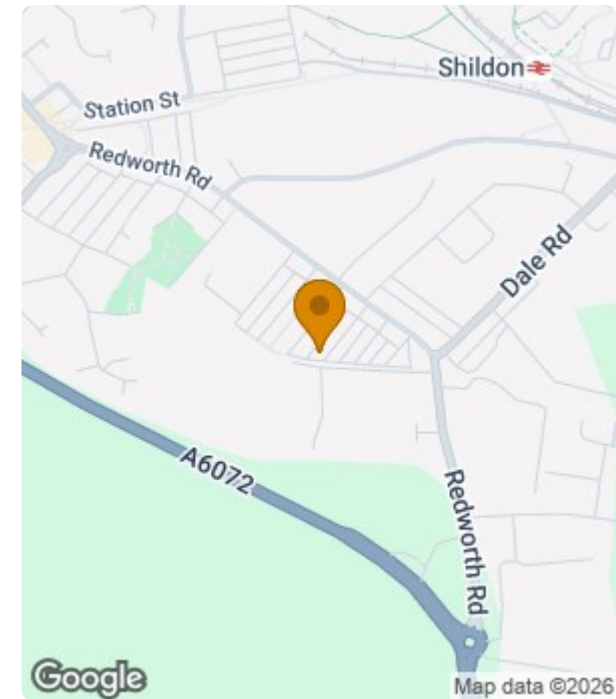
15'10" x 7'6" (4.83m x 2.31m)

# Thomas Street, Shildon

Approximate Gross Internal Area  
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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