



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

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Located on Thomas Street in Shildon, this two-bedroom mid-terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 818 square feet, the property is ideally located within easy reach of local amenities and the bustling Shildon Town Centre, making it an excellent choice for those seeking a vibrant community atmosphere.

Upon entering, you are welcomed by a spacious entrance lobby that leads into a bright and inviting living room. This area flows seamlessly into a generously sized dining room, which features a handy under-stairs storage area, perfect for keeping your living space tidy and organised. The rear of the property boasts a well-fitted kitchen, providing ample space for culinary endeavours, along with an inner lobby that enhances the functionality of the home.

Completing the ground floor is a three-piece bathroom, thoughtfully designed for both practicality and comfort. Ascending to the first floor, you will find a small landing that leads to two double bedrooms, each offering a peaceful retreat for rest and relaxation.

This property is not only a wonderful home but also a fantastic opportunity for those looking to invest in a desirable area. With its spacious layout and proximity to essential services, this mid-terraced house is sure to appeal to a variety of buyers. Don't miss the chance to make this charming residence your own.

GROUND FLOOR

Entrance Lobby

Lounge

12'6 x 12'6 (3.81m x 3.81m)

Dining Room

15'10 x 7'5 (4.83m x 2.26m)

Kitchen

7'7 x 7'4 (2.31m x 2.24m)

Rear Lobby

Bathroom

FIRST FLOOR

Landing

Bedroom 1

12'6 x 12'6 (3.81m x 3.81m)

Bedroom 2

15'10 x 7'5 (4.83m x 2.26m)

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A (£1701 min)
Tenure: Freehold

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 – Communal Septic Tank

Heating – Gas Central Heating

EPC- tbc

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 – Yes

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 – TBC

Planning Permission – None

Accessibility/Adaptations – Dropped kerb and driveway

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

DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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