



Dent Street, Shildon, Durham, DL4

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Asking Price £70,000

* INVESTMENT OPPORTUNITY * CURRENTLY RENTED AT £550PCM* SHILDON DL4 * TWO BEDROOM * MID TERRACED * EPC RATING D * COUNCIL TAX BAND C *

Nestled on Dent Street Shildon, this two-bedroom terraced house presents an excellent investment opportunity. With a rental potential of £550 per calendar month, this property is ideal for those looking to expand their portfolio or enter the rental market.

Upon entering, you are welcomed into a spacious reception room. The layout of the house is both practical and inviting, making it a comfortable home for individuals or small families. The two well-proportioned bedrooms offer ample space for rest and relaxation, while the bathroom is conveniently located to serve both bedrooms.

The property benefits from its location in Shildon, a town known for its rich history and community spirit. Residents can enjoy local amenities, including shops, parks, and schools, all within easy reach. The area is well-connected, providing access to nearby towns and cities, making it an attractive option for commuters.

This terraced house not only offers a comfortable living space but also represents a sound investment opportunity in a growing area. Whether you are looking to rent it out or make it your own, this property on Dent Street is worth considering. Don't miss the chance to explore the potential this home has to offer.

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Hallway

Living Room
13'1" x 11'9"

Dining Room
11'5" x 8'10"

Kitchen
10'5" x 6'10"

Landing

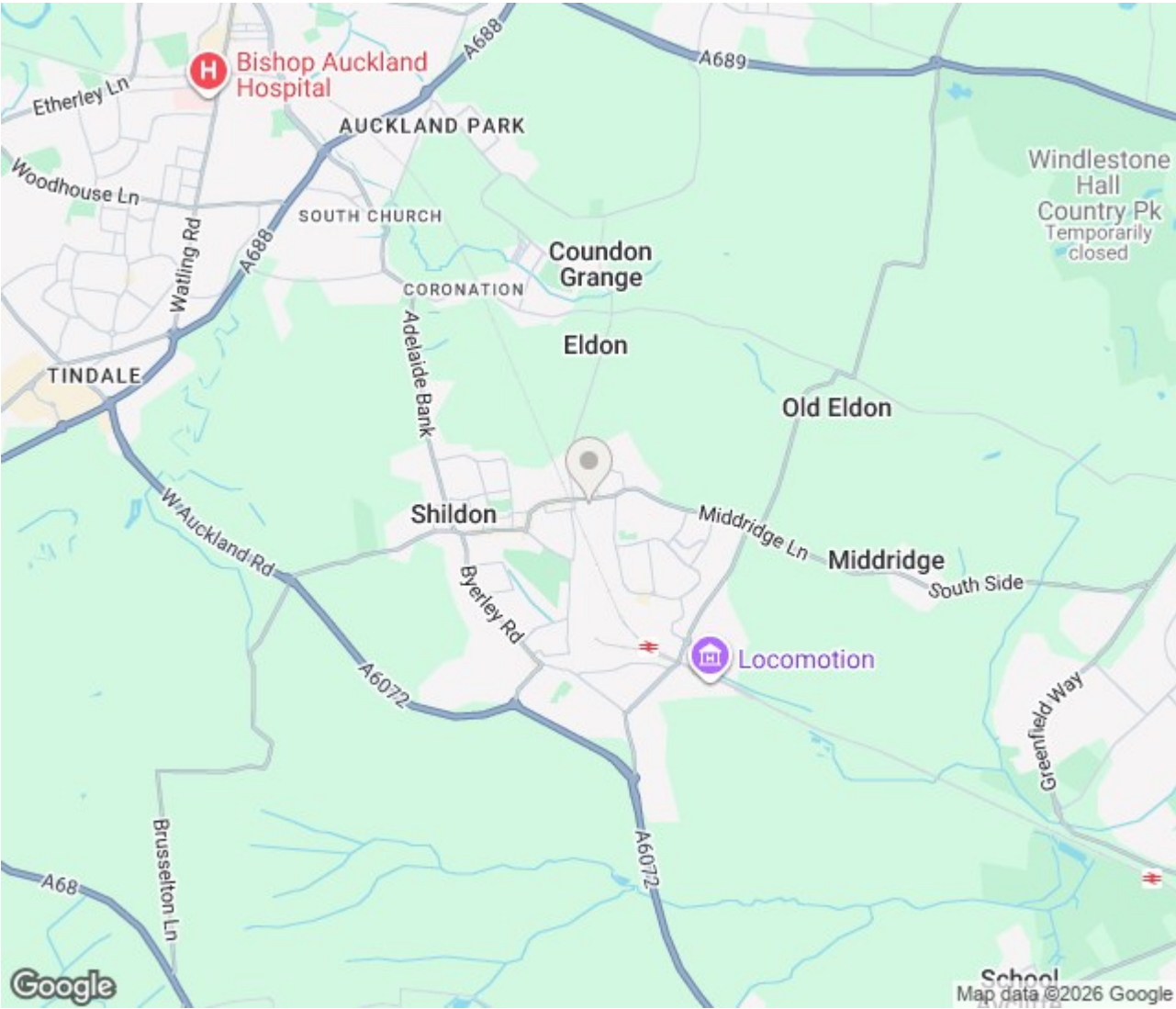
Bedroom 1
13'1" x 11'9"

Bedroom 2
11'5" x 8'10"

Bedroom 3
7'2" x 6'6"

Bathroom
6'6" x 5'10"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



