

Lambton Street

Shildon, Bishop Auckland DL4 1JG

Chain Free £95,000

Venture
PROPERTIES





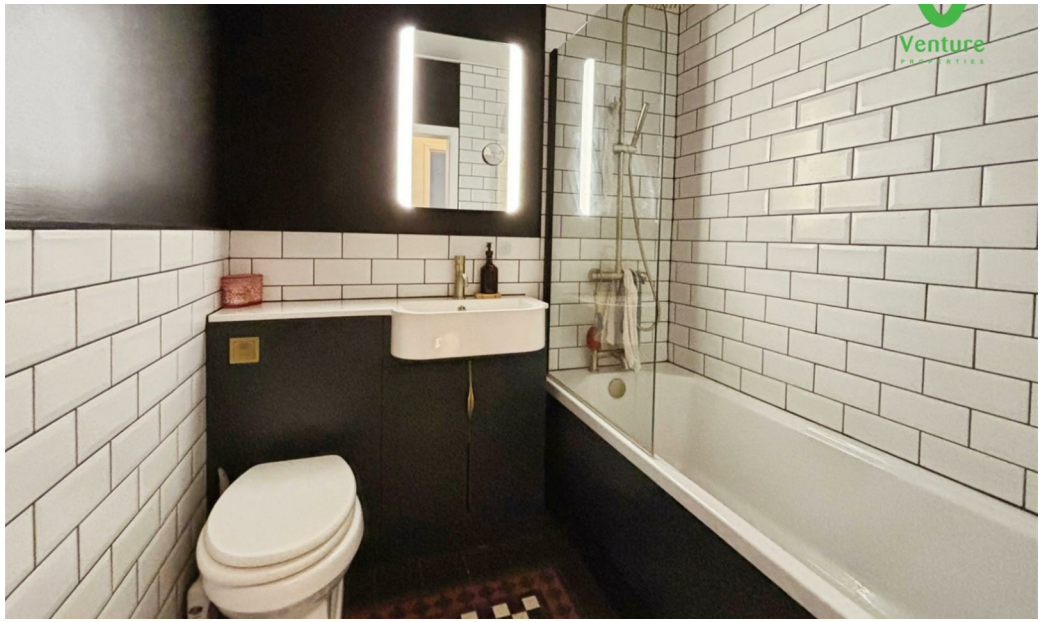


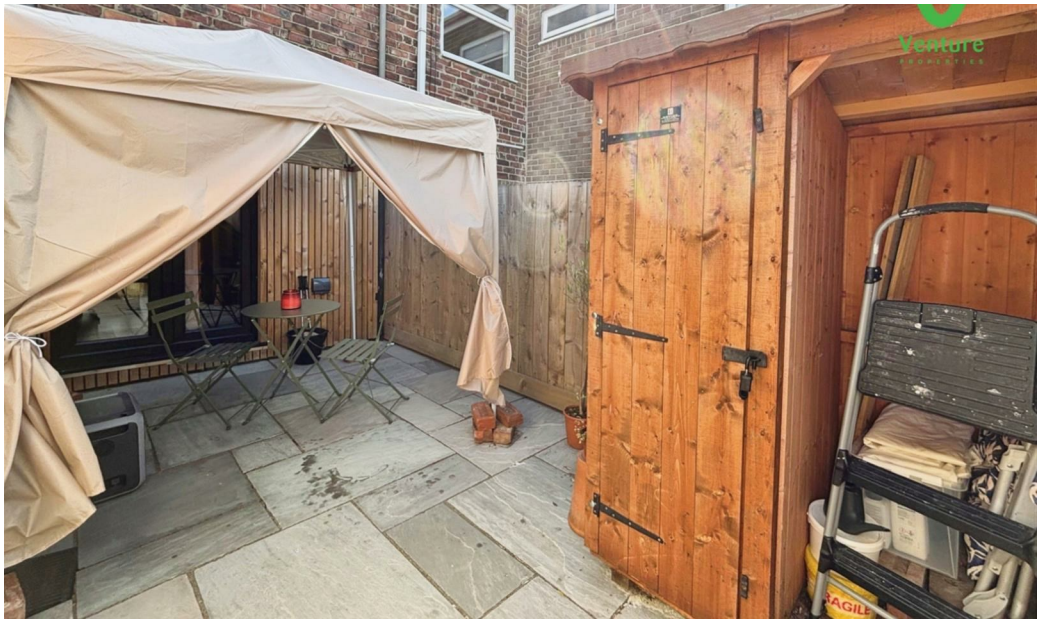


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- Chain Free
- EPC Grade D
- Enclosed Yard
- Two Bedrooms
- UPVC Windows
- Underfloor Heating
- Modern Décor Throughout
- Two Reception Rooms
- Close To Local Amenties

This lovely property has been recently renovated from top to bottom and has been fitted with infra red underfloor heating throughout. It boasts an updated, yet period friendly décor, making it an inviting space for both relaxation and entertainment. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a comfortable living environment.

The property features two reception rooms, providing ample space for social gatherings or quiet evenings in. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The bathroom is well-appointed, ensuring convenience for daily routines and is also fitted with underfloor heating under a beautiful ceramic flooring.

Situated close to local amenities, residents will enjoy easy access to and ever growing number of shops, schools, and recreational facilities, enhancing the overall lifestyle this location offers. The property is chain-free, allowing for a smooth and straightforward purchasing process.

This house is truly a must-see for anyone looking to settle in a vibrant community with modern comforts. Don't miss the opportunity to make this lovely home your own.

Ground Floor

Entrance Hall
Access via a composite entrance door, stairs rise to the first floor and a door leads into the lounge.

Lounge
12'1" x 13'5" (3.704 x 4.114)
A lovely welcoming lounge area having multifuel stove set in a inglenook with wooden mantel over, UPVC window, under floor heating and opening into the dining room.

Dining Room
8'6" x 13'5" (2.594 x 4.107)
Located to the rear of the property with UPVC patio doors over looking the rear yard, access to a useful under stair storage cupboard, another cupboard housing the water tank and the under floor heating continues from the lounge.

Kitchen
5'5" x 15'7" (1.661 x 4.768)
Fitted with a range of base and wall mounted storage with natural stone work surfaces and upstand, integrated washing machine and Rangemaster cooker, two UPVC windows, tiled floor and ceiling spot lights. There is further space for free standing appliances as required.

The seller has advised us that The Bosch refrigerator/freezer, AEG washer/dryer and the Rangermaster range cooker will be staying.

First Floor

Landing
Stairs rise from the entrance hall and provide access to the first floor accommodation.

Bedroom One
13'1" 10'9" (3.994 3.301)
Located to the front elevation of the property having UPVC window, two fitted two door wardrobes, UPVC window, additional storage via an over stair storage cupboard and warmed via under floor heating.

Bedroom Two
8'5" x 8'10" (2.574 x 2.710)
Located to the rear elevation of the property having UPVC window, feature wall panelling and underfloor heating.

Bathroom/WC
Fitted with a three piece suite comprising bath with shower over and glass screen WC, wash hand basin built into a vanity storage cabinet, tiled flooring, light up wall mirror, extraction fan and under floor heating.

Exterior
To the front of the property is an enclosed forecourt, whilst to the rear is a yard area.

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps
Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we recommend contacting your supplier.
Council Tax: Durham County Council, Band: A Annual price: £1902.85 (Maximum 2026)
Energy Performance Certificate Grade D
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 from surface water. Very low from rivers and seas.

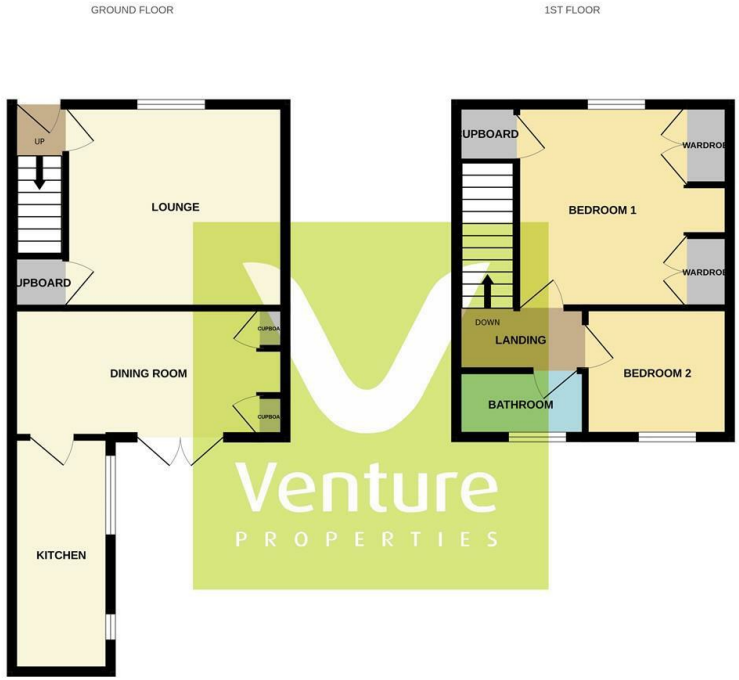
Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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.

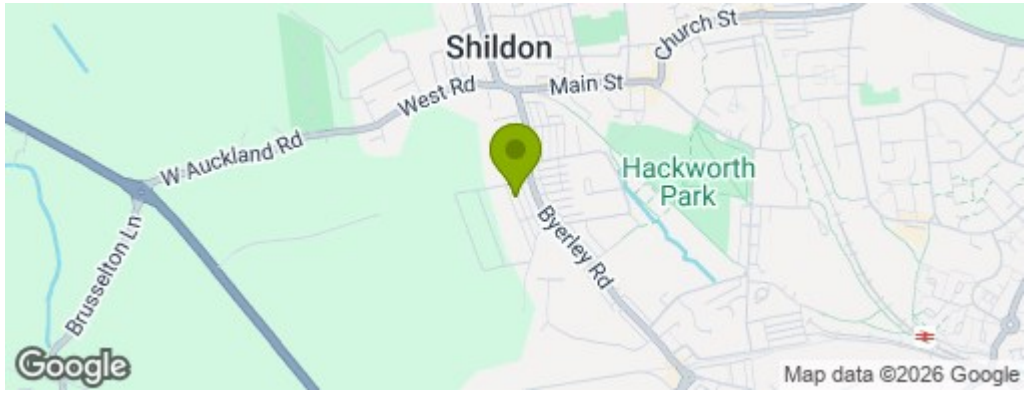
Energy Performance Certificate
To view the full Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9068-8067-7241-1840-1274

EPC Grade D



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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