



Dalton Crescent, DL4 2LE  
3 Bed - House - Semi-Detached  
£77,500

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Dalton Crescent , DL4 2LE

\* SOLD WITH SITTING TENANT \*

Robinsons are delighted to offer to the market this three/four bedroom semi-detached house, which is being sold with long term sitting tenants.

The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, reception room which could be used as a fourth bedroom. A further reception room which leads to the kitchen, ground floor shower room.

To the first floor there are three bedrooms, bathroom and separate WC.

Outside the house has gardens to three sides which are mainly laid to lawn.

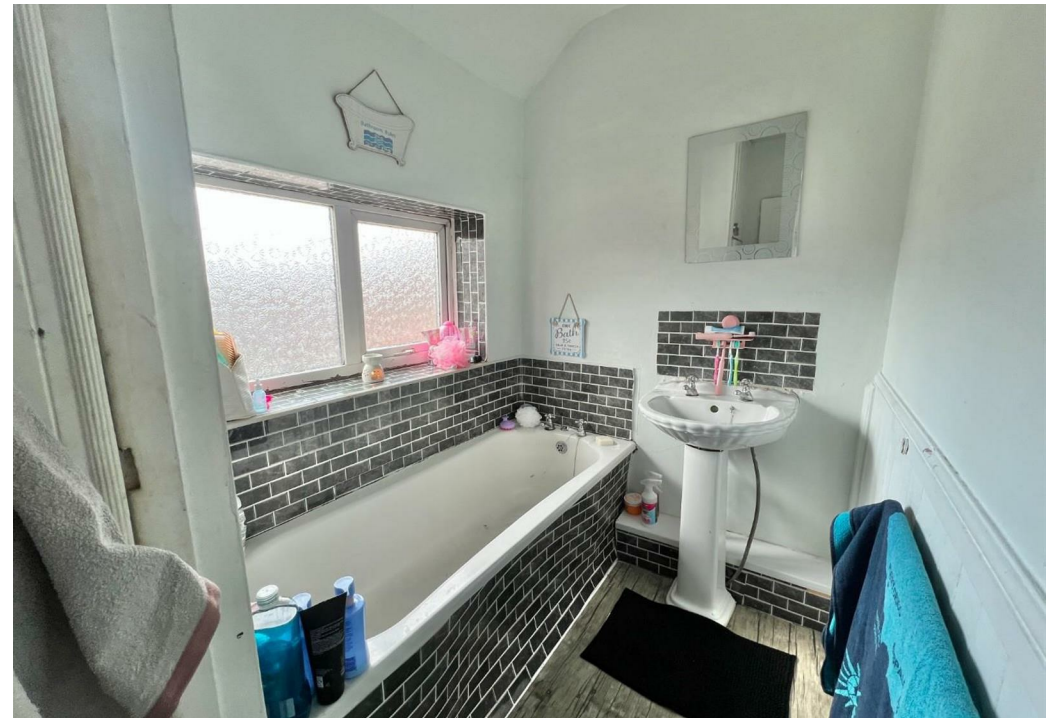
Dalton Crescent is conveniently located in Shildon being within close proximity of shopping amenities, schooling and bus links.





Toilet

TOILET  
WASH YOUR HANDS  
AND BE CLEAN  
AND BE HEALTHY





### Agent Notes

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

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 – 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 – Yes

Probate – NA

Rights & Easements – None known, check with seller

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 – No

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.

### Tenancy

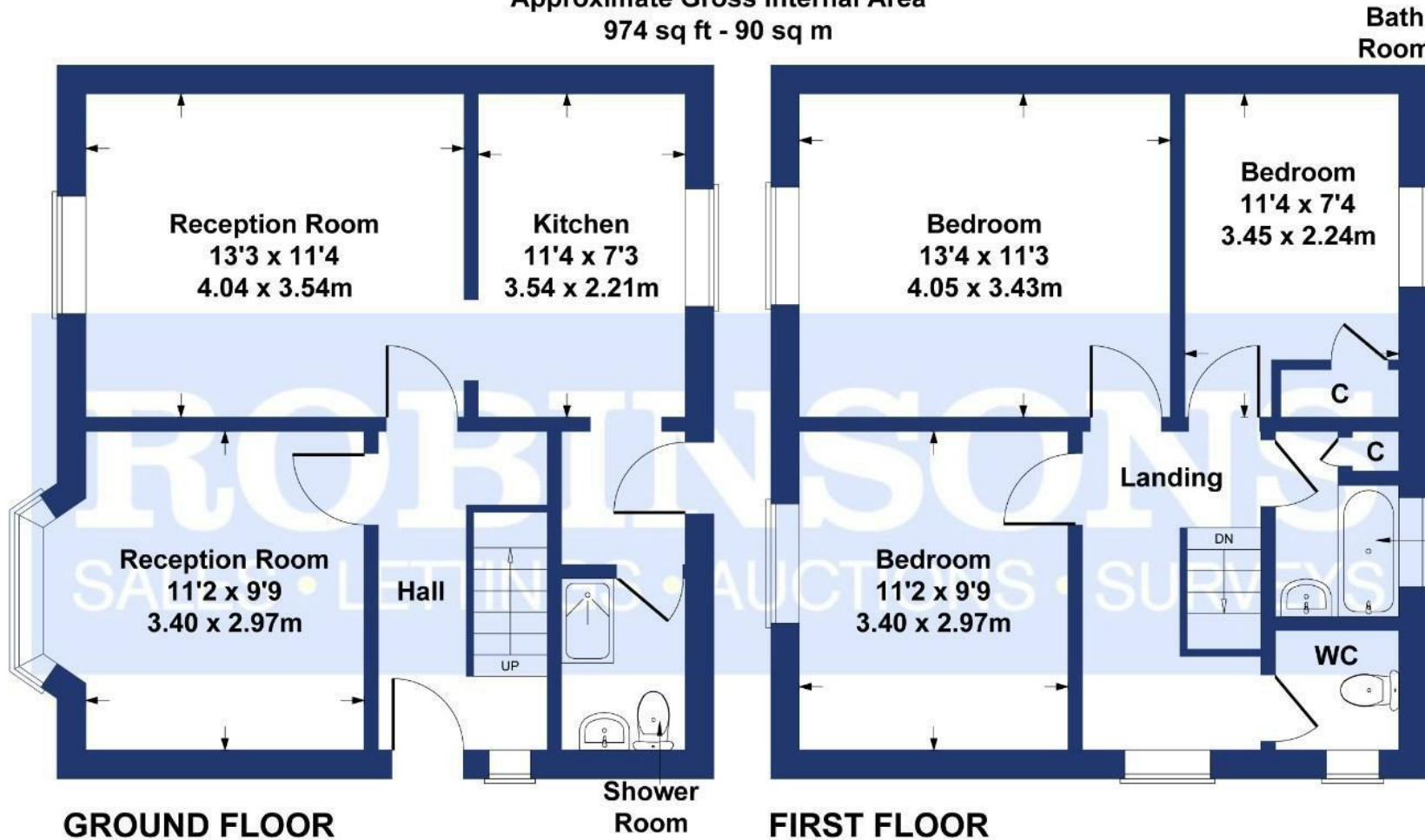
The property is sold with a long standing tenant in situ, currently producing £550 per calendar month (£6,600 per annum).

Rent is paid monthly via Housing Benefit directly to the managing agent, providing reliable and consistent income from day one.

The property is fully managed, offering a hands off investment suitable for landlords seeking a stable yield. Based on the asking price, the property offers an attractive gross yield in excess of 8.5%, making it an ideal addition to an investment portfolio.

# Dalton Crescent Shildon

Approximate Gross Internal Area  
974 sq ft - 90 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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



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