



**** MID TERRACE HOUSE **** **** TWO BEDROOMS **** **** IN NEED OF IMPROVEMENT ****
**** IDEAL FOR AN INVESTOR/ LANDLORD LOOKING FOR BUY TO LET PROPERTY ****

A two bedroom mid terraced house located within walking distance of local amenities and Shildon town centre.

The property has the benefit of gas central heating and partial double glazing however, further improvement and redecoration is required which has been reflected in the asking price.

The accommodation briefly comprises: Entrance Vestibule, Lounge through to the Dining Room, fitted Kitchen, Landing, two Bedrooms and Bathroom/ wc with a white suite. Enclosed yard to the rear.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington. 01325 484440.

Main Street, Shildon, DL4 1AQ
2 Bedroom - House - Mid Terrace
£50,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: A

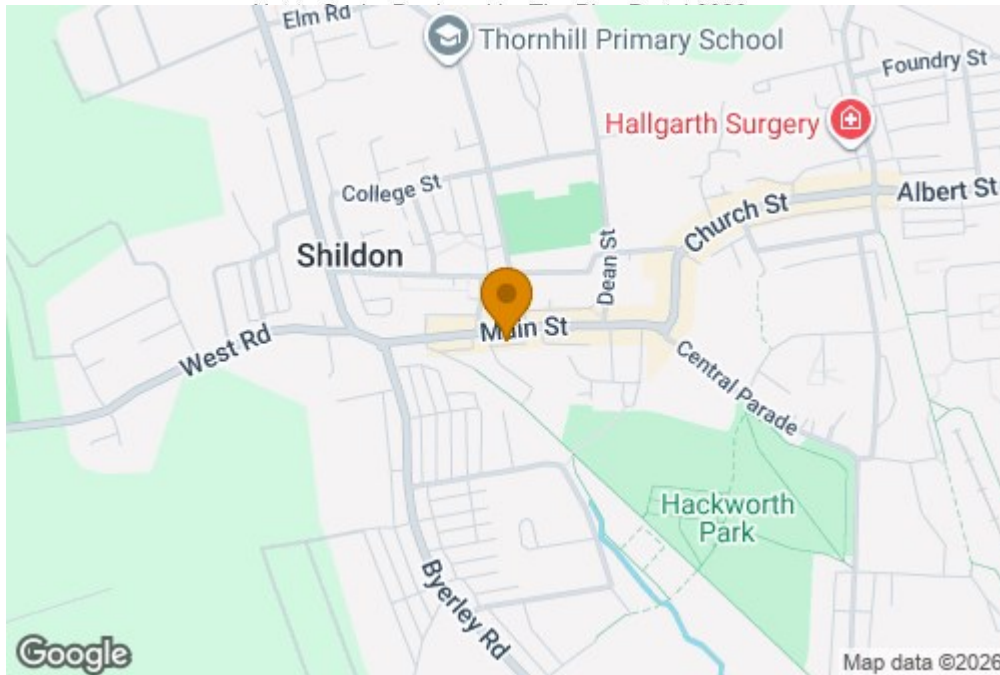
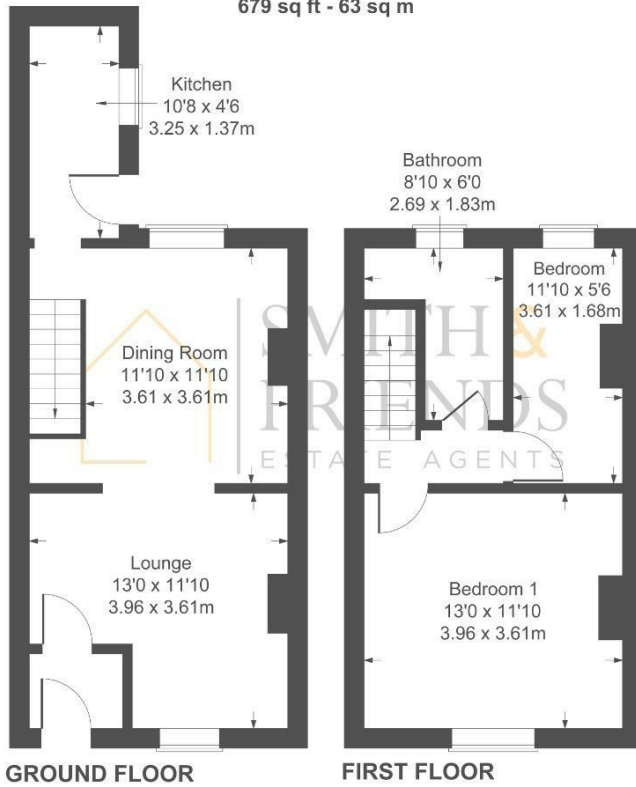


SMITH &
FRIENDS
ESTATE AGENTS

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Approximate Gross Internal Area
679 sq ft - 63 sq m



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

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		86	69
		EU Directive 2002/91/EC	