



All Saints Road, Shildon, DL4 2JU  
4 Bed - House - Mid Terrace  
£49,995

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Notice Of Offer

Property Address: 20 All Saints Road

We advise that an offer has been made for the above property in the sum of £65,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 120 Newgate Street, Bishop Auckland, DL147EH

Agents Telephone Number: 01388 458111

Located on All Saints Road in the town of Shildon, this mid-terrace house presents an excellent opportunity for those seeking a spacious property. Boasting an impressive 1,141 square feet of living space, the property features four well-proportioned bedrooms and two reception rooms.

The accommodation is generously sized and although it does require some remedial work, offers the chance for the new owner to personalise the space to their taste. The property is conveniently located close to local amenities, ensuring that everyday necessities are just a short stroll away. Additionally, excellent transport links are nearby, making commuting and travel straightforward.

The property is sold with no onward chain, allowing for a smooth transition for prospective buyers. Whether you are a growing family or an investor looking for a promising opportunity, this property on All Saints Road is certainly worth considering. Embrace the potential of this spacious home and make it your own.

More Photographs to follow

## GROUND FLOOR

Entrance Hall

Lounge

Dining Room

Kitchen

Rear Lobby

Bathroom

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a  
Tenure: Freehold  
Estate Management Charge – NA

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 – N/A

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 – check with seller

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.



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

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street

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## BISHOP AUCKLAND

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## CROOK

Royal Corner

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E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: [info@robinsonsspenny Moor.co.uk](mailto:info@robinsonsspenny Moor.co.uk)

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: [info@robinsonswynyrd.co.uk](mailto:info@robinsonswynyrd.co.uk)

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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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