

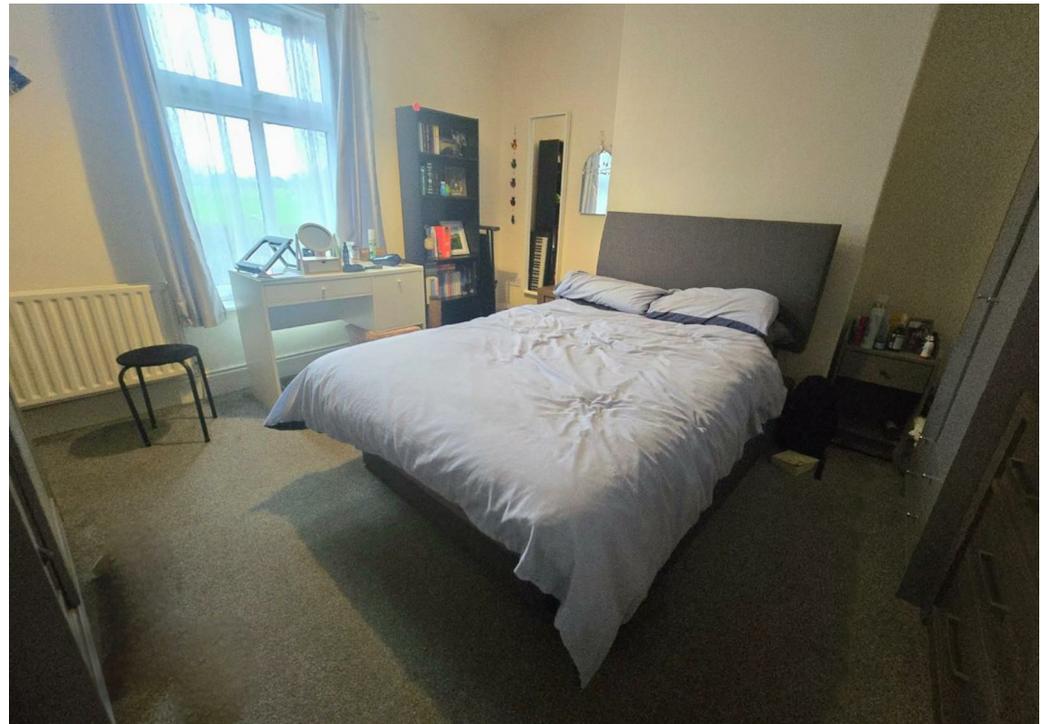
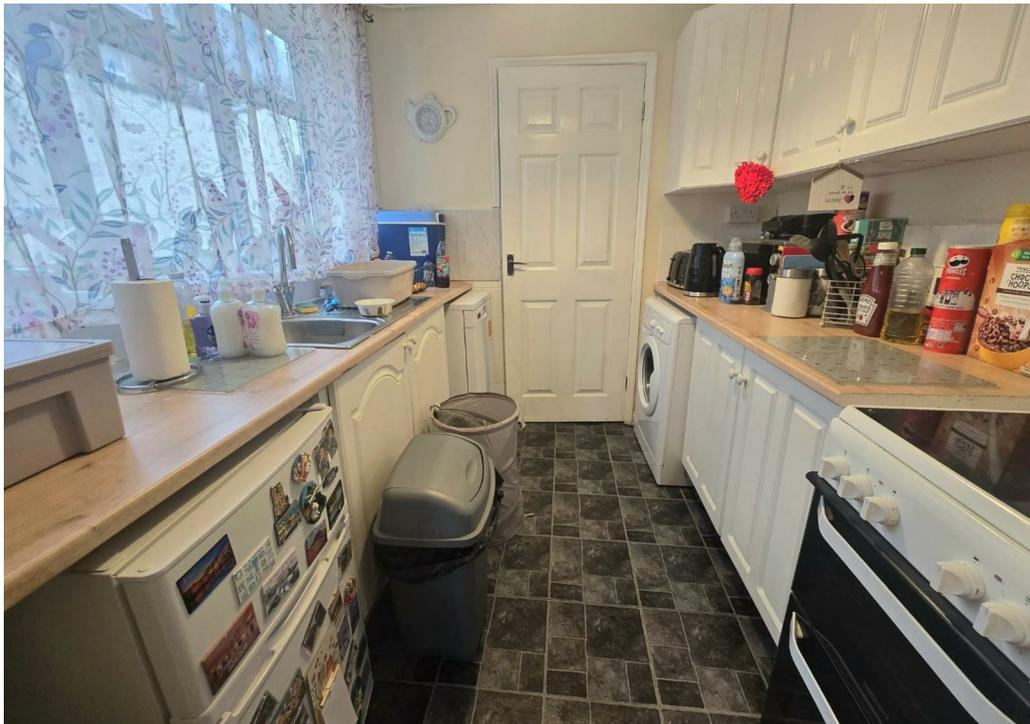


Thomas Street, DL4 2JX
2 Bed - House
£45,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Thomas Street, DL4 2JX

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

A lovely two bedroom mid-terraced house, situated in a sought after area, and within close proximity to local amenities, and Shildon Town centre.

The property briefly comprises of; Entrance Lobby, Living Room through to a good sized Dining Room with an under stairs storage area. To the rear of the property you will find a fitted kitchen, inner lobby and a three piece bathroom.

The first floor provides a small landing with two double bedrooms.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

Living Room

12'5" x 12'5" (3.81m x 3.81m)

Dining Room

15'10" x 7'4" (4.83m x 2.25m)

Kitchen

7'7" x 7'4" (2.32m x 2.24m)

Inner Lobby

Family Bathroom

FIRST FLOOR

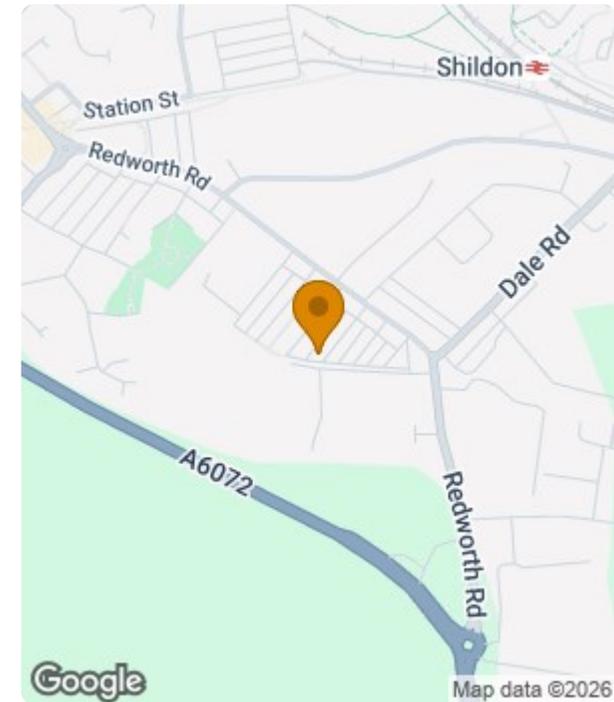
Landing

Bedroom 1

12'7" x 12'5" (3.84m x 3.80m)

Bedroom 2

15'10" x 7'6" (4.83m x 2.31m)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

