



2 ALEXANDRA STREET, SHILDON, DL4 2EY

Guide Price £45,000

Available with no onward chain and in ready to move into order this spacious THREE BEDROOMED terrace property will appeal to a range of buyers, from those looking for their first home, an investor or a downsizer. The property has a generous open plan lounge and dining area which leads through to the kitchen and rear hallway. The bathroom/WC is to the ground floor which allows for three good sized bedrooms to the first floor. The property has a forecourt and an enclosed rear yard.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for



The location is ideal for access to the centre of Shildon and the local amenities and schooling. There are excellent transport links and regular bus services. Warmed by gas central heating and fully double glazed the property has been redecorated and carpeted.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE

With UPVC entrance door opening into the vestibule which in turn has a door opening to the reception hallway.

RECEPTION HALLWAY

Leading to the lounge and having the staircase to the first floor.

LOUNGE

12'10" x 11'5" (3.92 x 3.50)

A sizeable reception room with a walk in bay window to the front aspect and built in cupboards to the chimney breast. There is a feature fireplace as a focal point and the room has an open double doorway to the dining room.

DINING ROOM

13'1" x 11'9" (4.01 x 3.60)

A second generous reception room with a window to the rear aspect and a door leading through to the kitchen.

KITCHEN

11'6" x 6'4" (3.53 x 1.95)

The kitchen is fitted galley style with a range of cabinets, with complementing worksurfaces and stainless steel sink unit. There is an electric cooker and plumbing for an automatic washing machine and an understairs cupboard provides further storage. The room has a window to the side and leads to a rear hallway. The central heating boiler is also situated within the kitchen.

REAR HALLWAY

With A UPVC leading out to the rear courtyard.

BATHROOM/WC

Fitted with a white suite to include panelled bath, handbasin and WC.

FIRST FLOOR

BEDROOM ONE

15'1" x 10'4" (4.60 x 3.15)

A generous double bedroom overlooking the front aspect.

BEDROOM TWO

11'7" x 10'6" (3.55 x 3.22)

A second double bedroom this time overlooking the rear aspect.

BEDROOM THREE

9'0" x 7'1" (2.75 x 2.16)

Bedroom three is a larger single room and has a window to the side aspect.

EXTERNALLY

The property has forecourt to the front and a paved courtyard to the rear with a single gate for access to the service lane.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency or condition.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

