



Waterloo Terrace, Shildon, DL4 1AU  
3 Bed - House - End Terrace  
£55,000

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15, Waterloo Terrace Shildon, Shildon, DL4 1AU

We are acting in the sale of the above property and have received an offer of £ 50,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Sold with no onward chain and situated in the area of Waterloo Terrace, Shildon, this end terraced house is perfect for investors or those seeking a spacious home. Sold with no onward chain, this property presents a seamless opportunity for prospective buyers.

The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen and sun lounge/utility to the ground floor.

The first floor boasts three good-sized bedrooms, each providing ample space for rest and personalisation. The bathroom features a white suite, The property has gas-fired central heating and double glazing.

Externally, the property features an enclosed courtyard to the rear, offering a private outdoor space. A carport provides convenient off-street parking, while the front garden could be easily maintained.

## GROUND FLOOR

### Entrance Hall

### Lounge

14'11" x 10'9" (4.57 x 3.28)

### Dining Room

13'10" x 9'10" (4.22 x 3.00)

### Kitchen

12'0" x 7'10" (3.66 x 2.39)

### Sun Lounge/ Utility

11'8" x 5'4" (3.58 x 1.63)

## FIRST FLOOR

### Landing

### Bedroom 1

13'10" x 10'9" (4.24 x 3.28)

### Bedroom 2

10'4" x 9'10" (3.17 x 3.00)

### Bedroom 3

8'2" x 8'0" (2.51 x 2.44)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 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 (not metered)

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 – N/A

Rights & Easements – Unknown

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 – Unknown

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) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC 	

England & Wales

2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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RICS



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