



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

Notice Of Offer

Property Address: 62, Main Street Shildon, DL4 1AQ

We advise that an offer has been made for the above property in the sum of £45,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 7, Duke Street, Darlington, United Kingdom, DL3 7RX

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

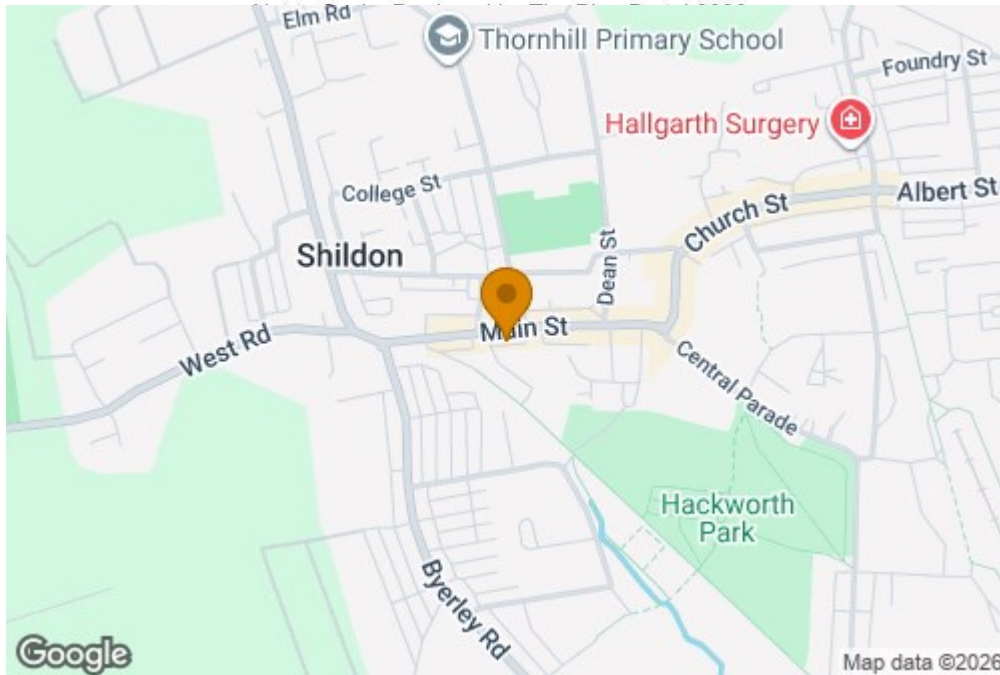
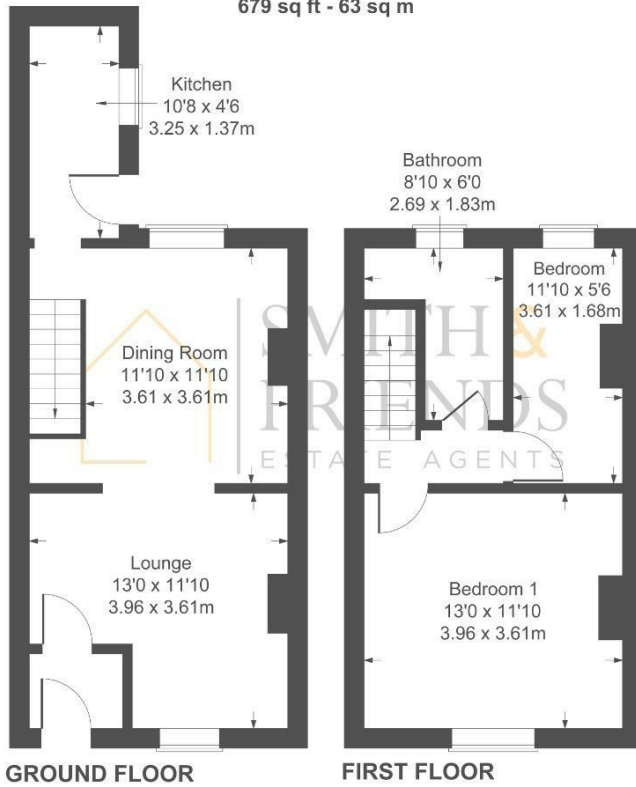


**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Main Street, Shildon, DL4 1AQ

## Main Street, Shildon

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			
<b>England &amp; Wales</b>		86	69
		EU Directive 2002/91/EC	