



## Dalton Crescent

Shildon DL4 2LE

£500 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Dalton Crescent

## Shildon DL4 2LE



- Well Presented Bungalow
- EPC Grade D
- UPVC Double Glazed

- One Good Sized Bedroom
- Fully Redecorated
- Gardens Front & Rear

- All New Carpets
- Gas Central Heating
- Lounge With Feature Fireplace

Located in Dalton Crescent in Shildon, this charming one-bedroom semi-detached bungalow offers a delightful living experience. The property is well presented and boasts a comfortable reception room, perfect for relaxation or entertaining guests.

The bungalow is situated within a quiet estate, providing a peaceful atmosphere that is ideal for those seeking a serene lifestyle. The well-maintained gardens at both the front and rear of the property enhance its appeal, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

This property is perfect for individuals or couples looking for a manageable home in a friendly community. With its convenient layout and inviting surroundings, this bungalow presents an excellent opportunity for anyone wishing to settle in a charming area of Shildon. Don't miss the chance to make this delightful bungalow your new home.

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door, laminated floor, double central heating radiator and loft access. There is a walk in storage cupboard which houses a wall mounted gas boiler, plumbing and space for washing machine

#### Lounge

12'10" x 13'0" (3,918 x 3,972)

With wall mounted electric fire, UPVC double glazed bay window and double central heating radiator

#### Kitchen

8'2" x 7'7" (2,5 x 2,317)

With a range of wall and base units, laminated working surfaces over, inset single drainer sink unit, tiled splash backs, UPVC double glazed window, electric oven, electric hob and extractor hood over, double central heating radiator and rear entrance door

#### Bedroom

11'1" x 11'1" (3,382 x 3,386)

UPVC double glazed window and double central heating radiator

#### Bathroom/wc

With a white suite including panelled bath, electric shower over, shower screen, wc, pedestal wash hand basin, tiled floor, chrome heated towel rail, laminated panelled ceiling and spot lighting

#### Exterior

Immediately to the front and rear of the property there are lawned garden

#### Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0458-3943-5209-3214-6200>

#### Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

#### General Information

Tenure: Freehold

Gas and Electricity: Mains

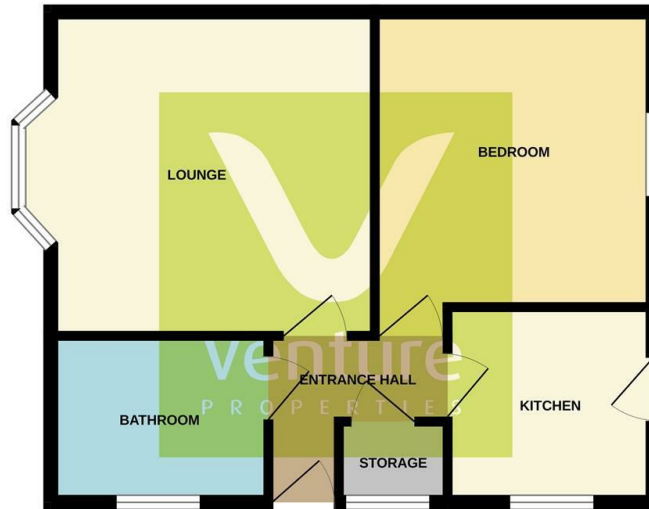
Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps  
Mobile Signal/coverage: Limited  
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
Energy Performance Certificate Grade D  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

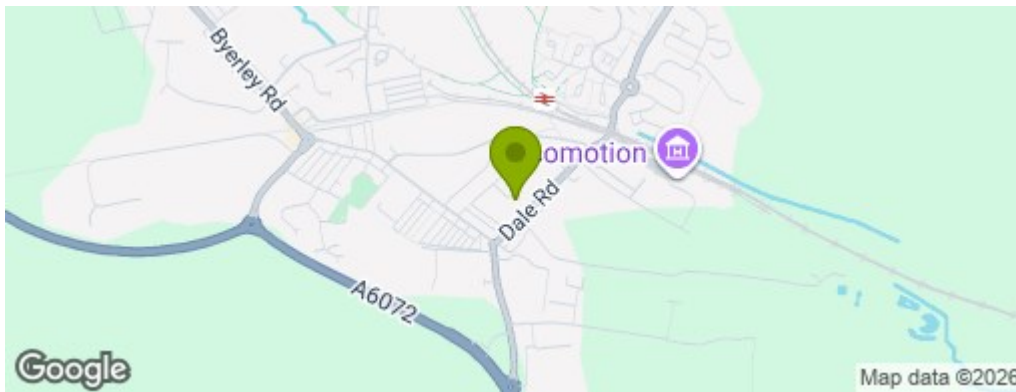
#### Disclaimer

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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