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SALES & LETTINGS

Scott Street
Shildon, DL4 2DX
Price £40,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this 2 bedroom mid-terrace property features a living room with double doors opening to a separate dining room with under-stair cupboard and kitchen. The first floor features two bedrooms with family bathroom/WC. In addition there is a useful LOFT ROOM accessed via a staircase from the first floor landing. This room features "Velux" roof windows to the front and rear and this room could be utilised for a number of purposes. Externally there is an enclosed yard to the rear. Equipped with gas central heating to radiators and uPVC double glazing the property would suit the needs of a wide variety of purposes.



- Living room with separate dining room
- Two bedrooms
- Loft room
- GCH, (rads)
- No onward chain
- Kitchen
- First floor bathroom/WC
- Enclosed rear yard
- uPVC double glazing

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

Buyer(s) Identification Checks

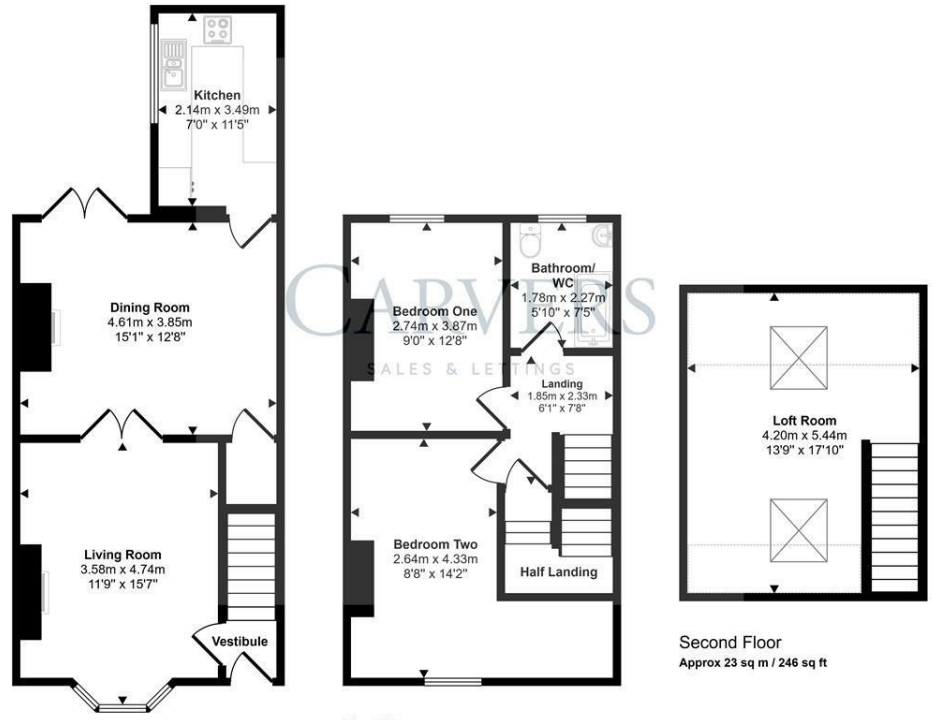
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
109 sq m / 1174 sq ft



Ground Floor
Approx 47 sq m / 506 sq ft

First Floor
Approx 39 sq m / 422 sq ft

Second Floor
Approx 23 sq m / 246 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC
1130.00 sq ft

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