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NICK & GORDON
CARVER
RESIDENTIAL



Pearl Street, Shildon, DL4 1JB
Offers in the region of £55,000

A lovely 2 DOUBLE BEDROOM mid-terrace property with TWO GROUND FLOOR RECEPTION rooms and offered for sale with NO ONWARD CHAIN. The property, which is gas centrally heated and uPVC double glazed, is ideally located close to the centre of Shildon and would make an ideal home for a first time buyer or growing family.



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Agents Notes

Tenure:- Freehold

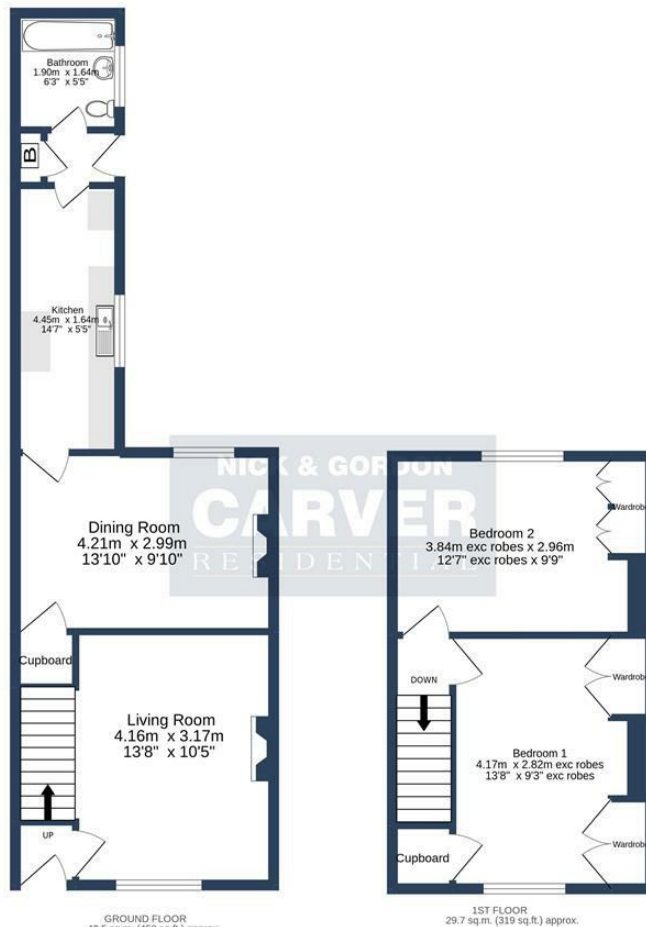
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN



GROUND FLOOR
42.5 sq.m. (458 sq.ft.) approx.

1ST FLOOR
29.7 sq.m. (319 sq.ft.) approx.

PEARL STREET, SHILDON, DL4 1JB.

TOTAL FLOOR AREA: 72.2 sq.m. (777 sq.ft.) approx.

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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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