



Redworth Road

Shildon DL4 2JS

Offers Over £62,500





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# Redworth Road

Shildon DL4 2JS



- CHAIN FREE
- EPC Grade D
- Ideal Investment Opportunity

- Spacious Three Bedroom
- Good Sized First Floor Bathroom/WC
- Good Commuting Location

- Two Reception Rooms
- Kitchen plus Utility Area
- Close to Local Amenities

CHAIN FREE, IDEAL INVESTMENT OPPORTUNITY.

THREE BEDROOM mid-terraced house offers GOOD SIZED LIVING ACCOMODATION throughout and is located in an IDEAL POSITION for the commuter due to the public transport links that are on your door step.

Accommodation is laid over two floors and briefly comprises of an entrance hallway, TWO RECEPTION ROOMS - LOUNGE WITH BAY WINDOW and dining room plus KITCHEN/BREAKFAST ROOM and UTILITY. To the first floor there are THREE bedrooms and a FAMILY BATHROOM/WC. Externally there is a small enclosed REAR YARD.

## Ground Floor

### Entrance Hall

Entered via a UPVC entrance door which leads in to the hallway. Stairs rise to the first floor living accommodation and central heating radiator.

### Lounge

12'11 x 11'10 (3.94m x 3.61m)

This room is located to the front of the property and natural light is provided by a UPVC double glazed bay window. Having a television point and a central heating radiator.

## Dining Room

13'8 x 13'1 (4.17m x 3.99m)

Located to the rear of the property this spacious room features an electric fire and surround and access to the kitchen. Having a central heating radiator and under stair storage.

## Kitchen

9'2 x 15'1 (2.79m x 4.60m)

The kitchen has a range of wall and base units with a contrasting work surface over, integrated stainless steel oven and gas hob and extractor hood over, stainless steel sink and drainer with UPVC window above. There is also a breakfast bar providing seating, access to the rear yard and utility.

## Utility Area

Having space and plumbing for additional free standing appliances along with washing machine, obscured UPVC window and door leading to rear.

## First Floor

### Landing

Having access to the first floor living accommodation, family bathroom and two linen storage cupboards.

### Bedroom One

13'5 x 10'8 (4.09m x 3.25m)

This room is located to the rear elevation and natural light is provided by a upvc double glazed window.

## Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

Another good sized bedroom which is located to the front elevation and having a central heating radiator and a upvc double glazed window.

## Bedroom Three

8'6 x 5'9 (2.59m x 1.75m)

Located to the front elevation and having a central heating radiator and upvc double glazed window.

## Bathroom/Wc

10'8 x 7'11 (3.25m x 2.41m)

Fitted with a white suite comprising of a wc, wash hand basin inset to a vanity unit and a panelled bath with an over head shower and glass screen. With part tiled walls, central heating radiator and a obscured UPVC window.

## External

To the front of the property there is a small gated forecourt whilst to the rear there is a yard with access to the back street.

## Energy Performance Certificate

To view the energy performance certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8216-7428-4110-7607-6902?print=true>

EPC Grade D



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



## Property Information

Council Tax Band A - Durham County Council  
 Tenure - Freehold

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