



Holly Hill

Shildon DL4 2DA

Offers Over £60,000





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# Holly Hill

Shildon DL4 2DA



- IDEAL INVESTMENT OPPORTUNITY
- EPC Grade D
- First Floor Bathroom

- Two Bedrooms
- Gardens Front and Rear
- Gas Central Heating

- Lounge Diner
- Kitchen
- UPVC Double Glazed

IDEAL INVESTMENT OPPORTUNITY - Property can be sold with tenant in situ. This mid terrace property benefits from front and rear GARDENS - entrance hall, lounge diner and kitchen whilst to the first floor TWO BEDROOMS and bathroom. GAS central heating and UPVC double glazed. Located in Shildon having a range of amenities, schooling and recreational activities.

## Ground Floor

### Entrance Hall

Accessed via UPVC entrance door, central heating radiator and access to an under stair storage cupboard. Stairs rise to the first floor and UPVC window.

### Lounge Diner

19'11" x 11'02" (6.07m x 3.40m)

Having UPVC patio doors to the rear and UPVC window to the front, decorative fire place painted grey with central heating radiator.

### Kitchen

11'05" x 9'00" (3.48m x 2.74m)

Fitted with base and wall units, black work surfaces over and tiled splash backs, integrated electric oven

and gas hob with extractor over ample space for further free standing appliances as required. Central heating radiator and UPVC door and window to the rear.

## First Floor

### Landing

Stairs rise from entrance hall, doors to first floor living accommodation and access to the loft.

### Bedroom One

16'11" x 9'06" (5.16m x 2.90m)

Located to the front elevation of the property having two UPVC windows, central heating radiator and access to an over stair storage cupboard.

### Bedroom Two

9'02" x 13'03" (2.79m x 4.04m)

Located to the rear elevation of the property having UPVC window and central heating radiator. Access to a storage cupboard housing the central heating boiler.

### Bathroom

Fitted with three piece white suite comprising bath with electric shower over, WC and wash hand basin. Obscured UPVC window, central heating radiator and access to storage cupboard.

## Externally

To the front of the property is an area laid to lawn with concrete path to the front door. To the rear is an enclosed garden with artificial turf and seating area with an area awaiting gravel.

## Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0832-3005-6204-2559-4204>

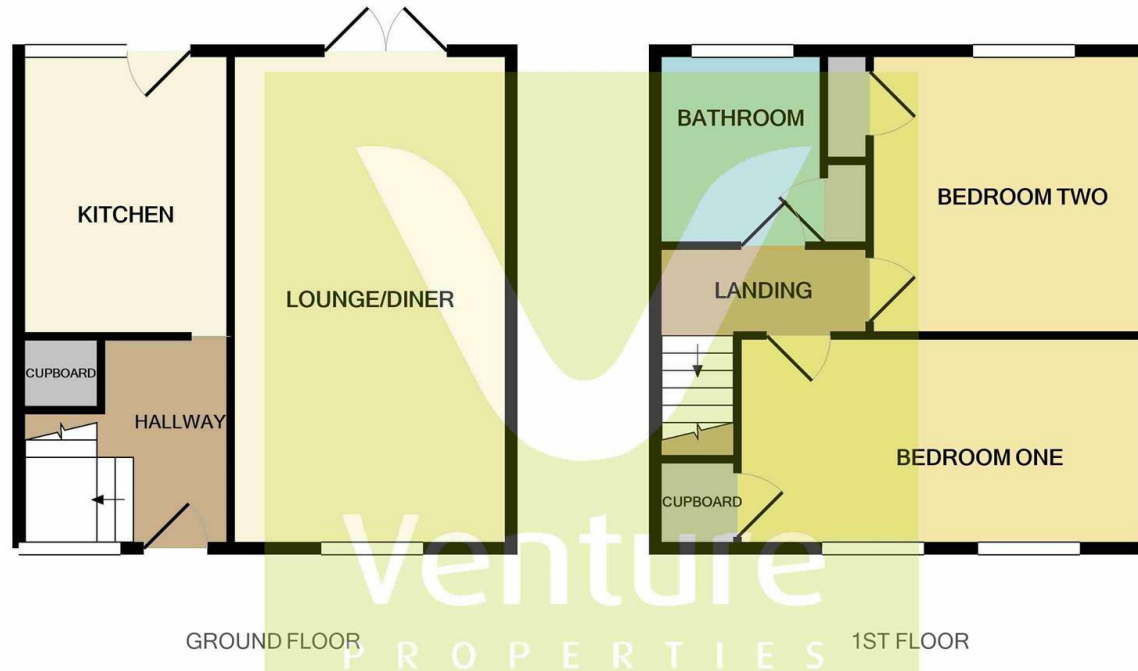
EPC Grade D

## Agents Note

The neighbouring property also has a right of access to their property from the front.

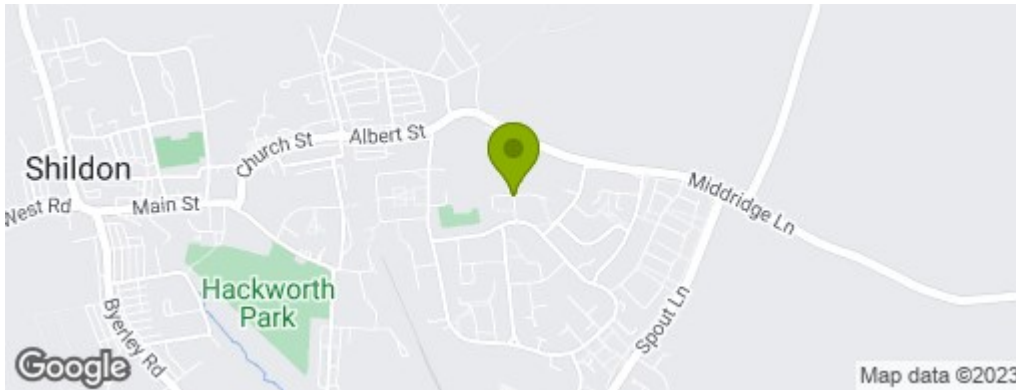
## Agents Note

This property currently has a tenant in situ and ideally will be sold with a sitting tenant. Please contact the office for more information in this regard.



Venture  
PROPERTIES

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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## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com