



## Almond Court

Shildon DL4 2RG

By Auction £44,000







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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Almond Court

## Shildon DL4 2RG



- For sale via online auction starting bid £44,000 terms and conditions apply.
- EPC GRADE D
- Fitted Kitchen

- Three Bedroom End Terraced Home
- Ground Floor Cloaks WC
- Gas Central Heating

- Two Reception Rooms
- Front & Rear Gardens
- Call Venture To Arrange a Viewing !!!

For sale via online auction starting bid £44,000 terms and conditions apply.

A Good Sized three-bedroom end-terraced house located in of Almond Court, Shildon. This chain free property offers a perfect blend of comfort and practicality, making it an ideal home for families or first-time buyers.

As you enter, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The ground floor also features a convenient WC, enhancing the functionality of the living space. The fitted kitchen is well-equipped, offering a practical area for culinary pursuits and family meals.

Moving to the first floor, you will find three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The bathroom is also located on this level, ensuring easy access for all residents.

The property benefits from being chain-free, allowing for a smooth and efficient purchase process. With its appealing layout and convenient location, this end-terraced house is a wonderful opportunity for those seeking a comfortable and inviting home in Shildon. Don't miss the chance to make this property your own.

### GROUND FLOOR

#### Entrance Hallway

Via upvc double glazed door, under stairs storage cupboard, central heating radiator and cupboard housing gas boiler.

#### Lounge

10'11" x 11'5" (3.342 x 3.495)  
With central heating radiator and uPVC double glazed window to front.

#### Dining Room

10'4" x 9'11" (3.160 x 3.029)  
With large upvc double glazed window, front entrance door and central heating radiator.

#### Kitchen

11'6" x 6'11" (3.515 x 2.125)  
Fitted with a range of wall and base units having granite work surfaces over, integrated sink and drainer, plumbing for washing machine, slot for gas oven, central heating radiator and uPVC double glazed window to rear.

#### Ground Floor Cloaks WC

Fitted with a wash hand basin and wc.

### FIRST FLOOR

#### Landing

With uPVC double glazed window to rear.

#### Bedroom One

11'7" x 10'2" (3.546 x 3.103)  
Having central heating radiator and uPVC double glazed window to rear.

#### Bedroom Two

11'1" x 10'8" (3.390 x 3.255)  
With central heating radiator and uPVC double glazed window to front.

#### Bedroom Three

10'6" x 5'10" (3.224 x 1.784)  
Central heating radiator and uPVC double glazed window to front.

#### Bathroom

Fitted with a panelled bath, wash hand basin wc, central heating radiator.

#### Externally

To the rear is an enclosed paved garden and outhouse  
To the front is an enclosed garden bounded by fencing.

#### Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains

details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to

#### Other General Information

Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Ultrafast 1000 Mbps 100 Mbp Good  
Mobile Signal/coverage: Good coverage with Vodafone, EE, 3 and O2  
Council Tax: Durham County Council, Band A Annual price: £1,841.11 (Maximum 2025)  
Energy Performance Certificate D  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.  
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

#### Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

#### Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2031-1520-2305-6751>



GROUND FLOOR

1ST 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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