



Auckland Terrace, Shildon, DL4 1AT  
3 Bed - House - Mid Terrace  
£595

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Three bedroomed terraced property located in Auckland Terrace in Shildon. The property provides easy access to a range of local amenities, including schools, shops, and restaurants, while nearby Bishop Auckland and Tindale's retail park provide additional facilities such as supermarkets, secondary schools, high street shops, and retail stores. The area is well-served by public transport, with extensive bus and train services, and the A688 is conveniently close for commuters.

In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms, bathroom and separate WC. Externally the property has an enclosed garden available to the rear and on street parking is available.

Bond £500 | Energy Efficiency Rating D | Council Tax band A

Specifications: families with children accepted, no pets and no smokers.

Required Earnings: Tenant Income £17,850 - Guarantor Income £19635 ( if required)



## **GROUND FLOOR**

### **Entrance Lobby**

### **Lounge**

15'7" x 12'3" (4.75 x 3.75)

### **Dining Room**

11'1" x 6'10" (3.40 x 2.10)

### **Kitchen**

11'5" x 10'9" (3.50 x 3.30)

## **FIRST FLOOR**

### **Landing**

### **Bedroom 1**

11'0" x 10'5" (3.37 x 3.20)

### **Bedroom 2**

11'1" x 10'9" (3.40 x 3.30)

### **Bedroom 3**

7'6" x 6'6" (2.30 x 2.0)

### **Bathroom**

### **Separate WC**

## **EXTERNAL**

### **REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

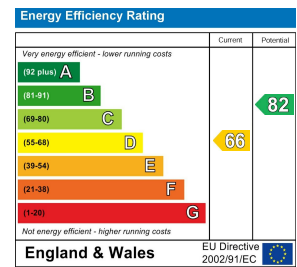
Council Tax: Durham County Council, Band A (£1701 Min)

Energy Rating: D

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