

**Soho Street, Shildon, DL4 1PG**  
**3 Bed - House - Mid Terrace**  
**£520**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled on the charming Soho Street in Shildon, this spacious three-bedroom terraced house presents an excellent opportunity for both families and investors alike. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings at home. Each of the three bedrooms offers ample space, ensuring comfort and privacy for all occupants.

The house features a modern kitchen and bathroom, both designed with contemporary living in mind. Additionally, the property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. An added bonus is the loft storage room, which offers extra space for belongings or the potential for further development.

Conveniently located, this home is just a stone's throw away from local amenities and transport links, making it ideal for those who value accessibility and community. With a potential yield of 8.5 to 9%, this offers a sound investment opportunity. Whether you are looking to settle down or expand your property portfolio, this terraced house on Soho Street is certainly worth considering.

Bond £520 | Energy Efficiency Rating C | Council Tax band A

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

Required Earnings: Tenant Income £15,600- Guarantor Income £16,600 ( if required)

## GROUND FLOOR

### Entrance Hall

### Lounge

14'0" x 11'9" (4.27 x 3.60)

### Kitchen

13'1" x 14'2" (3.99 x 4.34)

### Rear Lobby

### Bathroom

## FIRST FLOOR

### Landing

### Bedroom 1

13'0" x 10'0" (3.98 x 3.05)

### Bedroom 2

11'10" x 10'2" (3.63 x 3.11)

### Bedroom 3

11'11" x 7'2" (3.65 x 2.19)

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 45 Mbps,

Mobile Signal/Coverage: Average-Good

Tenure Freehold

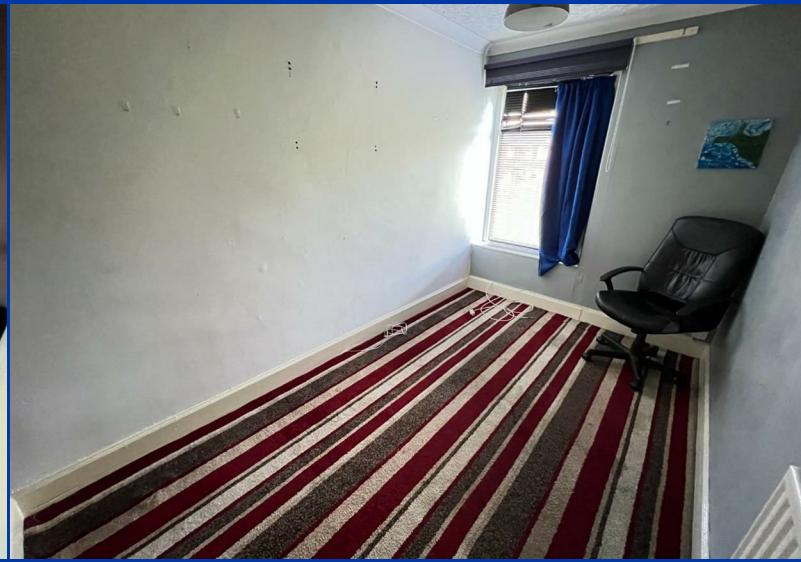
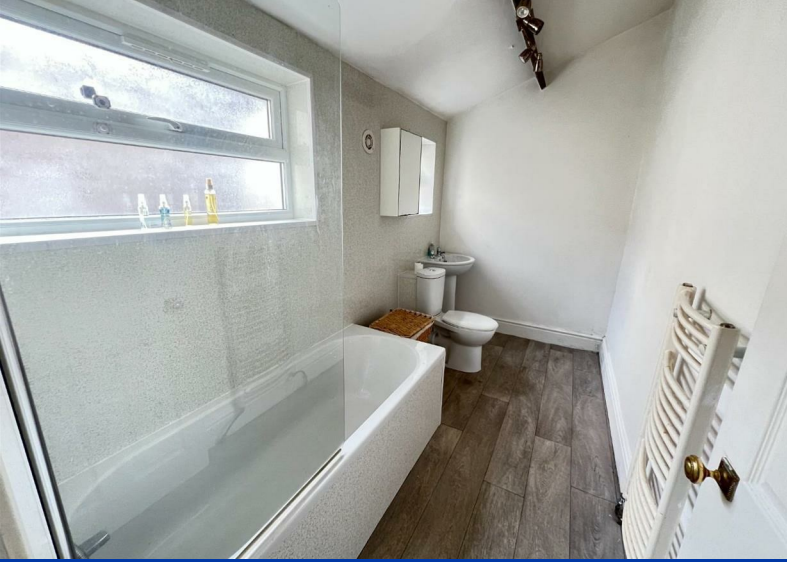
Council Tax: Durham County Council, Band A- Approx. £1701 (min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate

## REDRESS

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



# OUR SERVICES

Mortgage Advice

Conveyancing

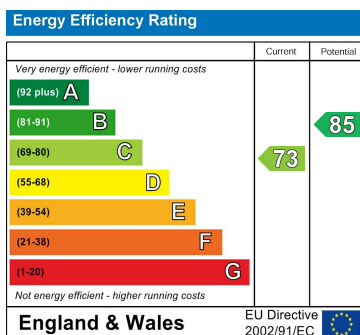
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

www.robinsonsestateagents.co.uk