





Albert Street, Shildon, DL4 2DN

3 Bed - House - Mid Terrace

£50,950

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* * 79 Albert Street, Shildon, County Durham, DL4 2DN
We are acting in the sale of the above property and have received an offer of £50,000 on the above
property.
Any interested parties must submit any higher offers in writing to the se ling agent before exchange of contracts takes place.**

Situated on Albert Street in the town of Shildon, this mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Built in 1900, this property boasts a generous living space of 1,604 square feet, offering ample room for comfortable living.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is plenty of space for a growing family or for those who desire a home office. The property also includes an additional attic room and modern bathroom, ensuring convenience for all residents.

While the house requires some remedial work, it is offered with no onward chain, allowing for a smooth and straightforward purchase process. This presents a fantastic chance to personalise the home to your taste and make it truly your own.

Situated close to local amenities, residents will benefit from easy access to shops, schools, recreational facilities, and medical services, making it an ideal location for families and individuals alike. The vibrant community of Shildon offers a welcoming atmosphere, with everything you need just a stone's throw away.

In summary, this spacious three-bedroom terraced house on Albert Street is a promising investment opportunity, combining character, space, and a prime location. With a little vision and effort, this property can be transformed into a wonderful family home or a lucrative rental investment. Don't miss out on the chance to make this house your own.

GROUND FLOOR

Entrance Hall

Lounge
13'3 x 12'9 (4.04m x 3.89m)

Dining Room
13'3 x 12'9 (4.04m x 3.89m)

Kitchen
20'7 x 8'3 (6.27m x 2.51m)

FIRST FLOOR

Landing

Bedroom 1
16'1 x 11'11 (4.90m x 3.63m)

Bedroom 2
13'3 x 10'6 (4.04m x 3.20m)

Bedroom 3
9'3 x 8'3 (2.82m x 2.51m)

Bathroom

Attic Room
16'1 x 14'10 (4.90m x 4.52m)

EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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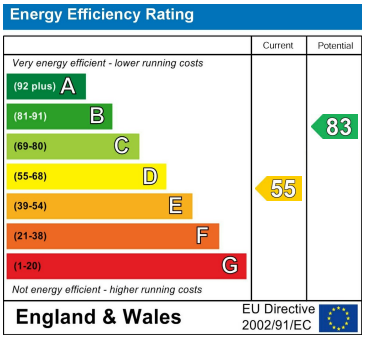

DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

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@robinsonscls.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@robinsonsspennymoor.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@ robinsonswynyard.co.uk

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