



All Saints Road, Shildon, DL4 2JU
3 Bed - House - Terraced
Starting Bid £32,000

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**** For sale via the modern Method of Auction. Starting bids £32,000. Reservation fees apply****

Nestled on All Saints Road in the town of Shildon, this well-presented three-bedroom mid-terraced house offers a delightful blend of comfort and convenience. With no onward chain, this property is perfect for those looking to move in without delay.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, making it an ideal home for families or professionals alike. The property boasts three well-sized bedrooms, ensuring plenty of room for rest and personal space.

The first-floor bathroom is thoughtfully designed, catering to the needs of modern living. Its location adds to the overall functionality of the home, making daily routines a breeze.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities. Additionally, the property benefits from excellent transport links, making commuting to nearby towns and cities straightforward.

This terraced house is a wonderful opportunity for anyone seeking a comfortable and well-located home in Shildon. With its appealing features and proximity to essential services, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



GROUND FLOOR

Entrance Hall

Lounge

11'10" x 11'9" (3.62 x 3.60)

Dining Room

13'7" x 13'1" (4.15 x 3.99)

Kitchen

FIRST FLOOR

Landing

Bedroom 1

13'3" x 10'4" (4.05 x 3.17)

Bedroom 2

11'10" x 10'5" (3.63 x 3.20)

Bedroom 3

10'9" x 6'4" (3.30 x 1.95)

Bathroom

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>

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 licensing area – yes

Probate – N/A

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.

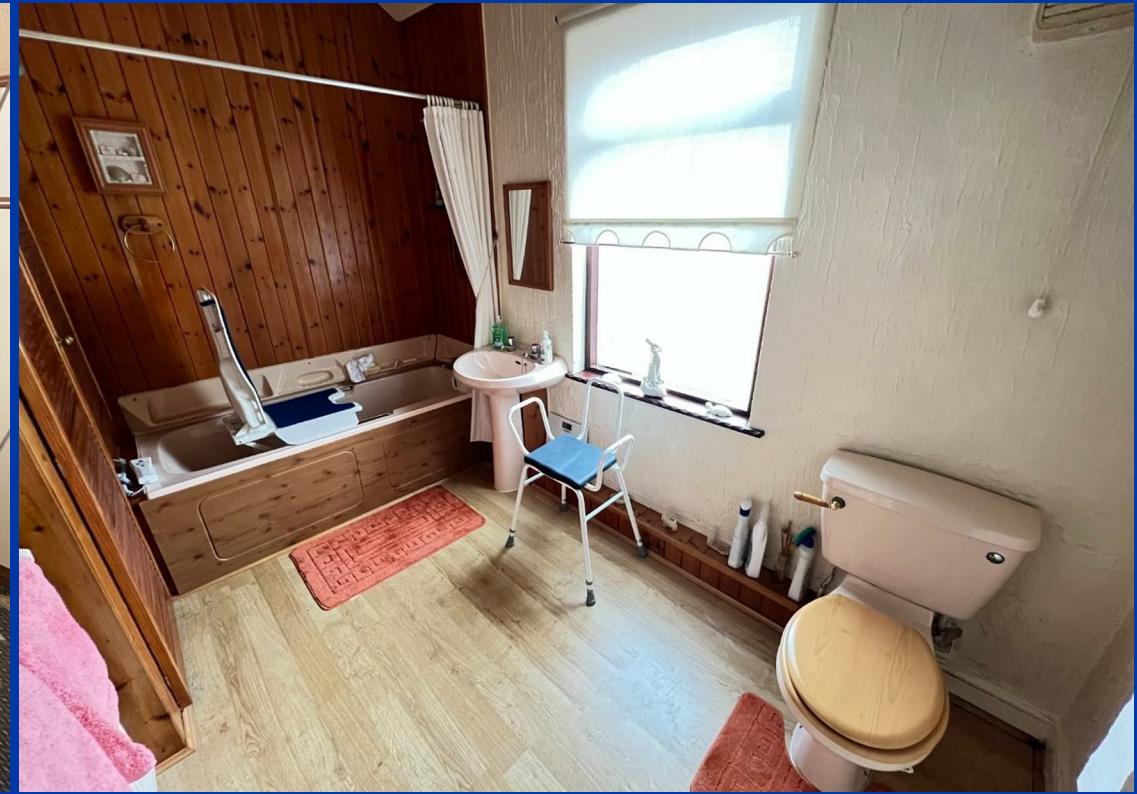
Accessibility/Adaptations – any alterations or conversions etc.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

AUCTIONEERS COMMENTS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.