

Albert Street, Shildon, DL4 2DN  
3 Bed - House - Mid Terrace  
£60,000

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79 Albert Street Shildon DL4 2DN

We are acting in the sale of the above property and have received an offer of £70,000 on the above property. Any interested parties must submit any higher offers in writing to the selling 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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps

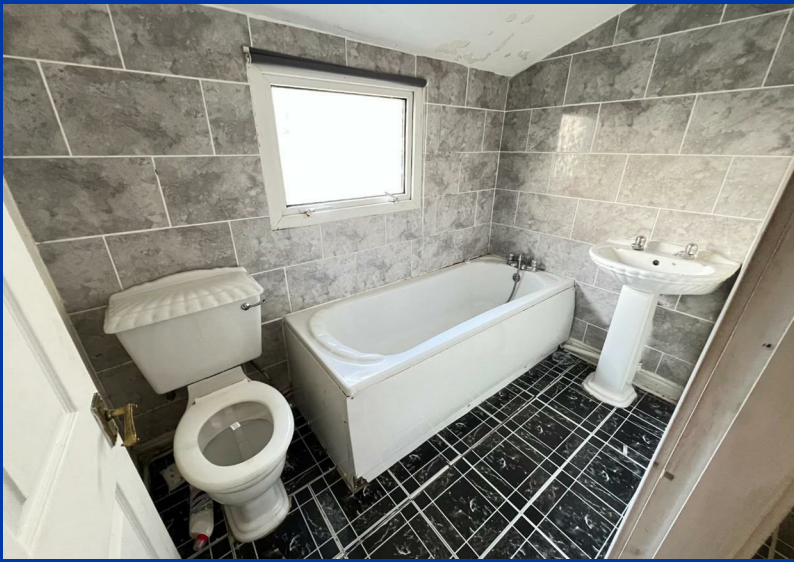
Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621 Min)

Energy Rating: D

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 authorities. Robinsons cannot accept liability for any information provided.



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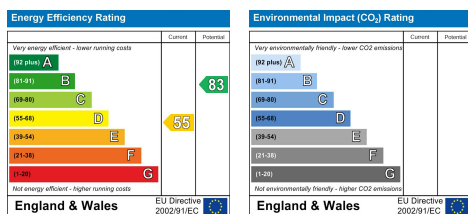
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.



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