

**Windsor Terrace, DL4 1NE**  
**2 Bed - House - Mid Terrace**  
**£75,000**

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Located in Windsor Terrace, Shildon, this recently refurbished mid-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned reception rooms, this property offers a welcoming atmosphere perfect for both relaxation and entertaining.

Upon entering, you are greeted by an entrance lobby that leads to a comfortable lounge and dining room, providing ample space for family gatherings or quiet evenings in. The modern kitchen is thoughtfully designed, making it a joy to prepare meals. The ground floor layout is both practical and inviting, ensuring a seamless flow throughout the living spaces.

As you ascend to the first floor, you will find two generously sized bedrooms, ideal for restful nights. The family bathroom is conveniently located, featuring contemporary fittings that enhance the overall appeal of the home.

This property is equipped with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Externally, the enclosed rear yard and also a garden offering a private outdoor space, complete with gated access, perfect for enjoying the fresh air or hosting summer barbecues.

Situated within close proximity to local amenities, including schools, shopping, and recreational facilities, this home is ideally located for convenience and community living. In our opinion, this property is a fantastic choice for those looking to step onto the property ladder. We highly recommend scheduling an internal viewing to fully appreciate the quality and charm this home has to offer.

## GROUND FLOOR

### Entrance Lobby

### Lounge

14'11 x 11'7 (4.55m x 3.53m)

### Dining Room

15' x 7' (4.57m x 2.13m)

### Kitchen

11'10 x 6'11 (3.61m x 2.11m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'10 x 11'7 (4.22m x 3.53m)

### Bedroom 2

11'7 x 8'1 (3.53m x 2.46m)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

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 (not metered)

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 – N/A

Rights & Easements – Unknown

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 – Unknown

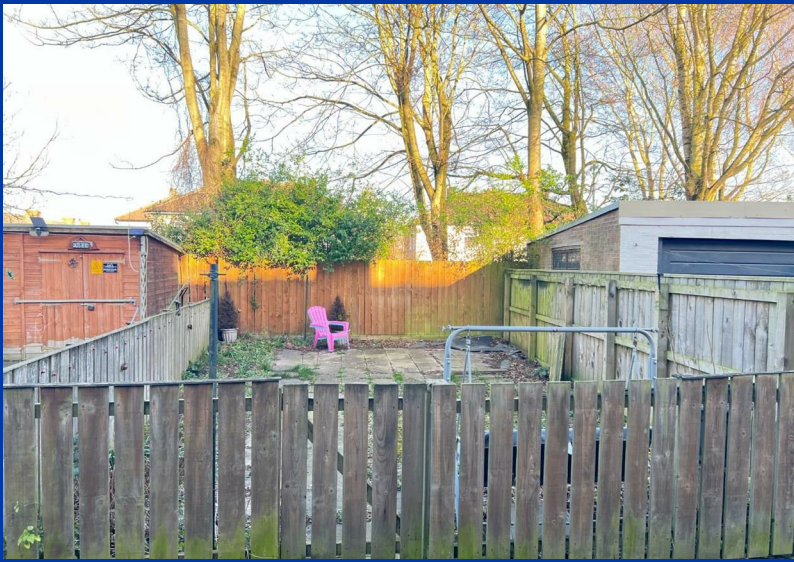
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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.



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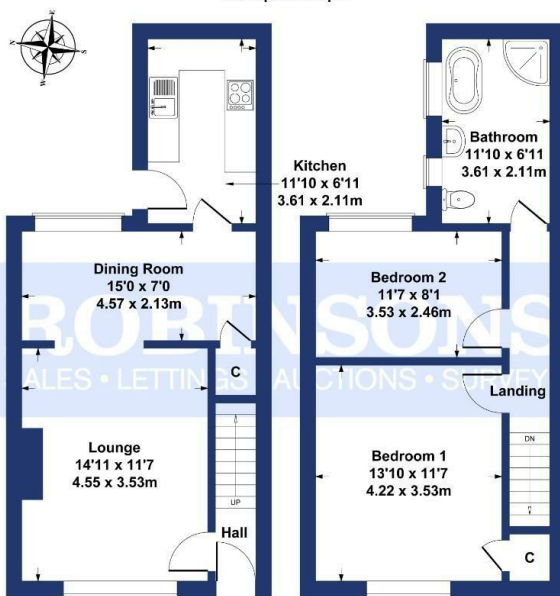
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Windsor Terrace

Approximate Gross Internal Area  
843 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	
EU Directive 2002/91/EC	
England & Wales	

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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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