



**South Street, Shildon, DL4 2DY**  
**2 Bed - House - Terraced**  
**£42,500**

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



**Public Notice**

Address: 4 South Street, Shildon, DL4 2DY

We are acting in the sale of the above property and have received an offer of £38,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

**SOLD WITH NO ONWARD CHAIN**

Robinsons offer for sale this 2-bedroom, mid-terrace house situated in the market town of Shildon. The property is ideally located to local amenities, shops, schools and other surrounding towns and villages including Bishop Auckland, Crook, Spennymoor, Durham and Darlington.

The property has gas central heating and uPVC double glazing throughout with accommodation in brief the comprising of, entrance hall, lounge, dining room, kitchen and utility to the ground floor, whilst to the first floor there are 2 generous bedrooms and bathroom Externally the property benefits from an enclosed rear yard.

Energy Efficiency Rating D | Council Tax band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

**GROUND FLOOR****Entrance Hall****Lounge**

11'9" x 11'2" (3.59 x 3.42)

**Kitchen**

15'3" x 14'8" (4.66 x 4.49)

**Utility**

7'8" x 4'4" (2.35 x 1.33)

**FIRST FLOOR****Bedroom 1**

15'3" x 11'3" (4.65 x 3.43)

**Bedroom 2**

11'4" x 9'2" (3.46 x 2.81)

**Bathroom****EXTERNAL****AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 9Mbps, Superfast 80Mbps , Ultrafast 1000

Mobile Signal/Coverage: Average - good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (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 authorities. Robinsons cannot accept liability for any information provided.







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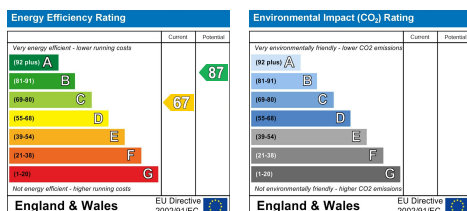
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification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