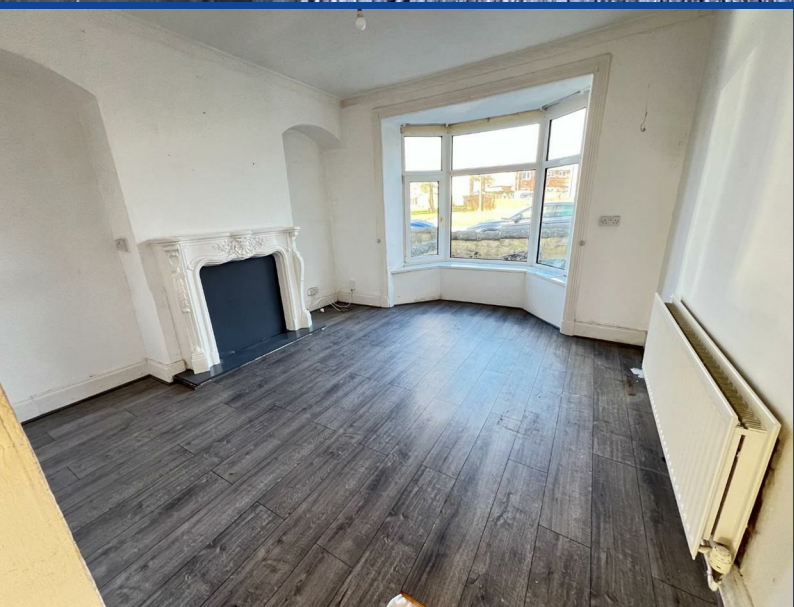




Albert Street, Shildon, DL4 2DN
3 Bed - House - Mid Terrace
£55,000

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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

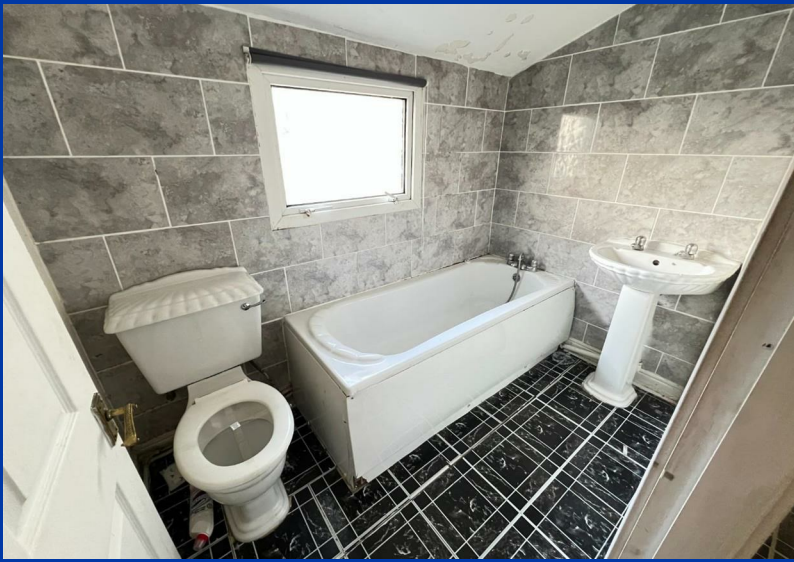
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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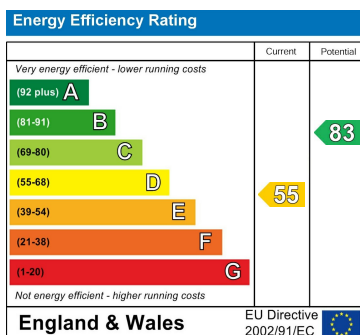
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification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