



## **9 Scott Street, Shildon**

### **Asking Price £62,495**

Offered For Sale with NO ONWARD CHAIN a superb opportunity has arisen to acquire a competitively priced two bed roomed mid terraced period property which is located on Scott Street in Shildon. Appealing to a number of purchasers including investors or first time buyers. In brief the property is comprised of an entrance hallway, a living room, dining room, kitchen, two bedrooms, and a family bathroom. Externally the property benefits from an enclosed rear yard. The property is conveniently situated within walking distance of Shildon Town Centre where you will find a good range of amenities. The Historic Market Town of Bishop Auckland and Tindale retail park with numerous popular High Street names are also close at hand. With the potential of achieving a rental income of 450.00 per month this property offers excellent yields for a potential investor. We recommend viewings at the earliest opportunity to avoid disappointment.



# 9 Scott Street, Shildon

## General Remarks

Offered For Sale NO ONWARD CHAIN

A superb opportunity has arisen to acquire a competitively priced two bedrooomed mid terraced period property situated on Scott Street In Shildon

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band A

## Location

Scott Street is situated within the popular Town of Shildon. The Town has a good range of amenities including numerous shops bars, restaurants, good local schools and the First class National Railway museum. The popular market Towns of Bishop Auckland and Darlington are also within close proximity. The property has good transport links with the A688 trunk road giving access to the A1(M) for travel to the North and South. There are mainline train stations at both Darlington and Durham, with International airports at Newcastle and Teesside Airports.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is decorated in neutral tones.

## Living Room

11'6" x 12'6"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed bay window and a feature cast iron fire place.

## Dining Room

12'6" x 13'5"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and a feature fire place.

## Kitchen

7'3" x 9'9"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from an integrated electric oven and hob and a UPVC double glazed window.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'4" x 15'1"

A spacious double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and decorated in neutral tones.

## Bedroom Two

7'8" x 12'8"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

## Bathroom

9'8" x 7'2"

The bathroom has vinyl flooring and is fitted with a suite comprising of a bath, a wash hand basin and a low level WC.

## Externally

Externally there is an enclosed rear yard.

