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# George Street

## Shildon, DL4 1JS

## Price £65,000

2 1 2

Modern and well presented two bedroomed family home situated on George Street, Shildon. Offered to the market with tenants in situ, the property is perfect for investors and features spacious rooms throughout with a large yard and on street parking. The property is just a short distance from local amenities such as convenience stores, local shops, primary school and other stores, there is also an extensive public transport system in the area allowing for regular access to neighbouring towns and village such as Bishop Auckland, Darlington and Durham.

In brief this property comprises an entrance hall, living room, dining room and kitchen to the ground floor whilst the first floor accommodates two spacious bedrooms and the bathroom. Externally there is a low maintenance garden with seating area for outdoor furniture and gated access into the back lane.

Living Room
Bright and spacious living room located to the front of the property, with neutral décor, ample space for furniture and window to the front elevation.

Dining Room
The second reception room is another good size with space for a table and chairs, and window to the rear elevation.

Kitchen
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer. Fitted with an integrated oven, hob and overhead extractor, integrated fridge, freezer and microwave, along with space for further free standing appliances.

Master Bedroom
The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two
The second bedroom is another good size bedroom with window to the rear elevation.

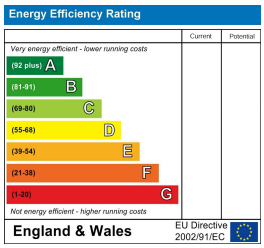
Bathroom
The bathroom is fitted with a panelled bath, WC and wash hand basin.

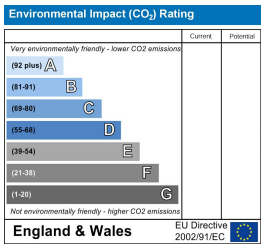
External
Externally there is a low maintenance garden with seating area for outdoor furniture and gated access into the back lane.

## Area Map

## Floor Plans

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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