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30 Regent Street, Shildon, DL4 1JL

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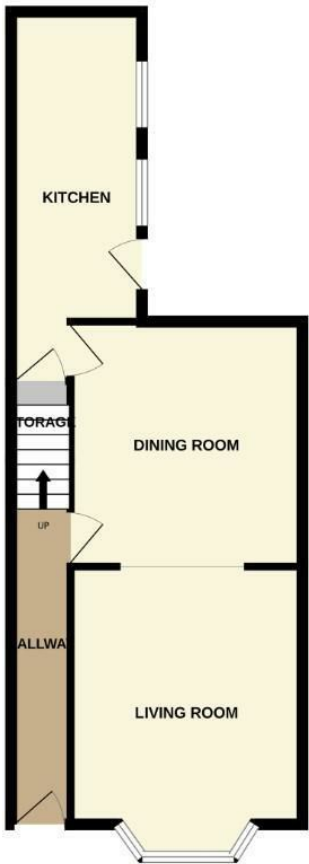
Price £75,000

Ideal for investors is this spacious two bedroomed end of terrace property offered to the market for sale with tenants in situ. Located on Regent Street, Shildon and benefiting from modern decor throughout and an additional attic room fitted with a skylight. Situated close to the local facilities, including shops, primary schools and healthcare services. It is also convenient for commuters, as the A688 is nearby which leads to the A1 (M) both North and South. Public transports is also readily available allowing access to neighbouring towns such as Bishop Auckland and Durham where there is further access to a range of amenities.

In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Stairs ascend to the attic room which provides a great additional storage space. Externally, the property has on street parking available to the front and an enclosed rear yard with storage shed and access into the back lane.

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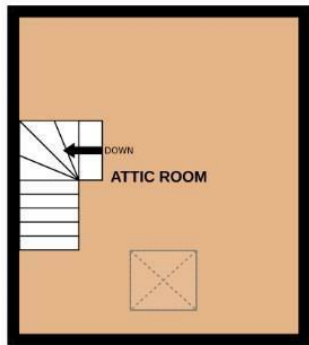
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

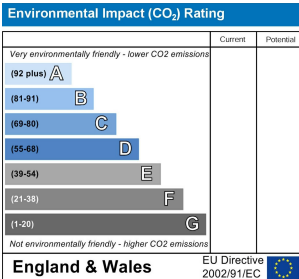
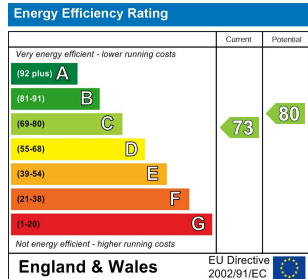


2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

12'5" x 11'4"

Spacious living room located to the front of the property with plenty of space for furniture, benefiting from neutral decor and large bay window providing ample natural light.

Dining Room

12'2" x 11'8"

Another generous reception room with storage cupboard, neutral decor and window to the rear elevation overlooking the yard.

Kitchen

15'1" x 6'5"

The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces and splash backs, integrated gas hob, electric oven, overhead extractor hood and Belfast sink. Space is available for further free standing appliances and patio door leads into the rear yard.

Master Bedroom

12'8" x 12'2"

The master bedroom is a great size with enough room to accommodate a king sized bed and further furniture, with fitted wardrobes and window to the front elevation which provides plenty of natural light. Stairs lead into the attic room.

Bedroom Two

12'3" x 8'5"

The second bedroom is another generous size with ample space for a double bed, further furniture and window to the rear elevation.

Bathroom

8'1" x 6'4"

The family bathroom is fitted with a panelled bath with overhead shower, heated towel rail, wash hand basin and WC. Frosted window to the side elevation.

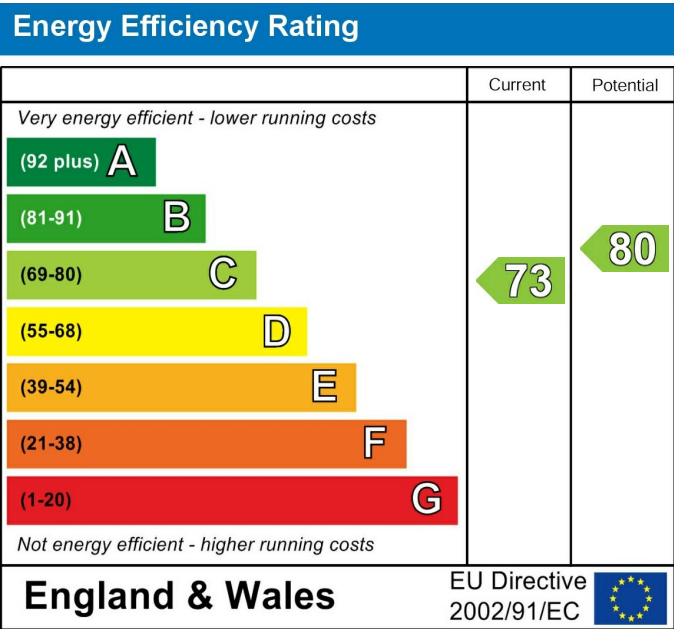
Attic Room

16'8" x 13'9"

The attic room is a great additional storage space which could also be utilised as a home office or playroom with skylight to the rear allowing for lots of natural light.

External

Externally, the property has on street parking available to the front and an enclosed rear yard with storage shed and access into the back lane.



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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



