

## Almond Court

Shildon, DL4 2RG



## Offers in the Region Of £55,000

- Three Bedroomed Link Property
- Long Term Tenant in Situ
- Well Presented Throughout
- Viewing Recommended
- Driveway Parking
- Ideal Investment Property

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Estates are delighted to offer for sale this well presented two bedroom terrace property situated in Almond Court in Shildon which is close by to Shildon town centre and all the local amenities. The property is being offered for sale with a long term sit in tenant. The property benefits from UPVC double glazing and gas central heating via combi boiler. In brief the accommodation comprises of Entrance Reception Hall, Lounge, Kitchen/dining room and Utility Room To the first floor there are Two Double Bedrooms and a Dressing Room, a Bathroom Room and separate wc. Externally to the front of the property is an enclosed front courtyard providing off road parking whilst to the rear is an enclosed garden with gated access. This property is an ideal investment opportunity and must be viewed to fully appreciate.



## PROPERTY PARTICULARS

### Entrance Reception Hall

With entry door and window to the front elevation, access to ground floor rooms and staircase to the first floor accommodation.

### Lounge 15' 3" x 10' 7" (4.64m x 3.22m)

With upvc double glazed window to the front elevation.

### Kitchen/Diner 16' 4" x 8' 5" (4.97m x 2.56m)

With upvc double glazed window to the rear elevation, fitted with a range of wall and floor mounted units, laminated working surfaces, inset one and half bowl sink unit with mixer tap and cooker point.

### Utility Room

With upvc double glazed entry door to the rear and plumbing for washing machine.

### First Floor Landing

With access to loft space and all first floor rooms.

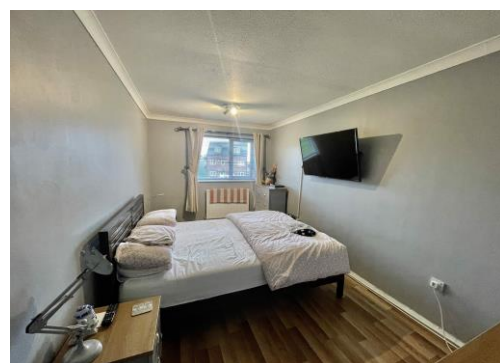
### Bedroom One 15' 7" x 8' 9" (4.75m x 2.66m)

With upvc double glazed window to the rear.

### Bedroom Two 10' 10" x 9' 0" (3.30m x 2.74m)

With upvc double glazed window to the rear elevation.

### Dressing Room 6' 6" x 4' 8" (1.98m x 1.42m)



Family Bathroom

With upvc double glazed window to the front elevation, white suite with panelled bath and pedestal wash hand basin.

WC

With upvc double glazed window to the front elevation and a low level wc.

Externally

With enclosed front garden that provides off road parking. Whilst to the rear an enclosed gravelled garden with gated access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

