

## Cheapside

Shildon, DL4 2HR



## Offers in the Region Of £49,950

- Two Bedroomed Terrace Property
- Close to the Town Centre
- Upvc Double Glazed
- Combi Boiler
- No Upward Chain
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this well presented Two Bedroomed Terrace Property in Shildon, close to the Town Centre, benefiting from UPVC Double Glazing and Gas Centrally Heated via Combi Boiler. The ground floor of the property briefly comprises of Entrance Reception Vestibule and Hallway, Lounge with feature fireplace, Dining Room and Kitchen with integrated cooking appliances. To the first floor there are two good double bedrooms and a bathroom/wc with electric shower. Externally there is an enclosed rear yard. This property is being offered for sale with no upward chain. Early viewing is strongly recommended.



## PROPERTY PARTICULARS

### Entrance Reception Hall

With timber entry door to the front elevation and under stair storage cupboard.

### Lounge

With upvc double glazed window to the front elevation, modern fireplace and double doors leading into the dining room.

### Dining Room

With upvc double glazed window to the rear and staircase leading up to the first floor accommodation. Archway into the kitchen.

### Kitchen

With upvc double glazed window and timber entry door to the rear, fitted with a range of white wall and floor mounted units, contrasting laminating working surfaces, inset stainless one and a half bowl sink unit with mixer tap, integrated oven, hob and extractor filter fan and washing machine.

### First Floor Landing

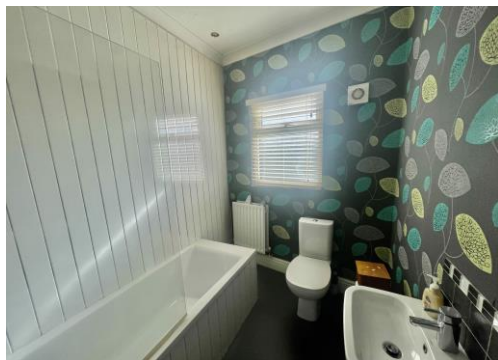
With access to loft space and all first floor rooms.

### Bedroom One

With upvc double glazed window to the front elevation.

### Bedroom Two

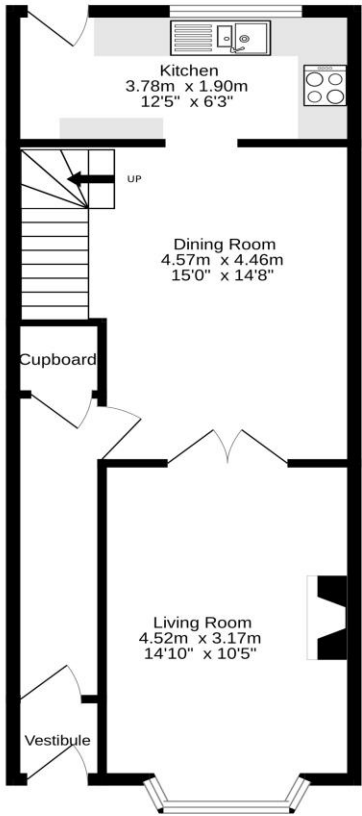
With upvc double glazed window to the rear elevation.



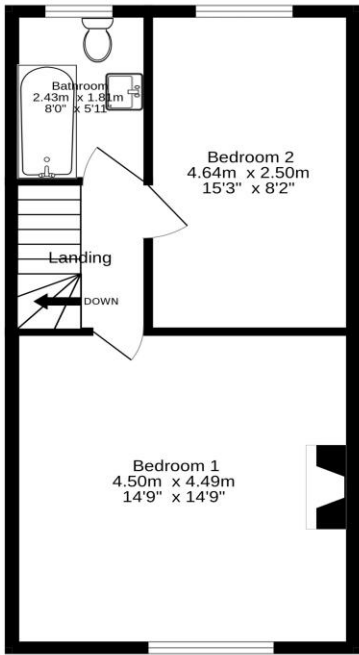


Externally

To the rear of the property there is an enclosed rear with gated access.



GROUND FLOOR  
47.4 sq.m. (510 sq.ft.) approx.



1ST FLOOR  
38.6 sq.m. (415 sq.ft.) approx.

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TOTAL FLOOR AREA: 85.9 sq.m. (925 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
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.

