

Wesley Crescent

Shildon, DL4 1NQ

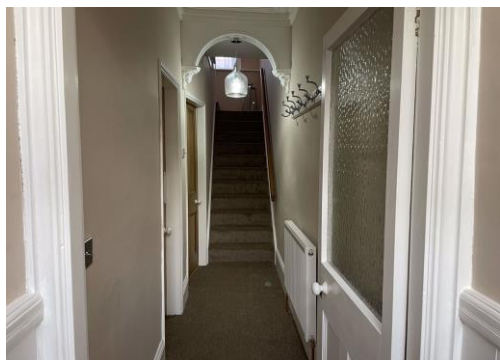


Offers in the Region Of £94,950

- Well Presented Two Bedroomed Terrace
- Close to Shildon Town Centre
- Modern Kitchen and Bathroom with Shower
- Two Double Bedrooms
- Ample off Street Parking
- Early Viewing Recommended

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, deceptively spacious Two Bedroom Terrace Property with a host of original features. This property benefits from partial upvc double glazing, gas central heating via combi boiler and off street parking. In brief the property comprises of Entrance Reception Vestibule, Entrance Hallway, Lounge with bay window and Wood Burning Stove, Modern Kitchen/Diner, Utility Room and Bathroom with separate shower cubicle. To the first floor there are Two Double Bedrooms. Externally to the front of the property there is Ample off street parking and enclosed graveled Garden, whilst to the rear an enclosed rear yard with timber storage unit that has a power and lighting supply. This property is in beautiful condition throughout, and early viewing is strongly recommended to fully appreciate what this home has to offer.



PROPERTY PARTICULARS

Entrance Reception Vestibule

With traditional timber door with feature stain glass to the front elevation.

Reception Hallway

With staircase leading up to the first floor and access to ground floor rooms.

Lounge 14' 6" (into bay) x 11' 11" (4.42m x 3.63m)

With feature stain glass timber bay window to the front elevation, feature inglenook fireplace with oak beam and wood burning stove, built in storage unit and traditional coving and skirting board.

Kitchen/Diner 13' 0" x 12' 2" (3.96m x 3.71m)

With upvc double glazed window to the rear, fitted with a range of cream shaker wall and floor mounted units with oak effect laminated working surfaces, inset one and a half bowl ceramic sink unit with mixer tap, range gas cooker and plumbing for dishwasher.

Utility Room 13' 3" x 5' 6" (4.04m x 1.68m)

With upvc double glazed entry door and window to the side elevation, sky lights, range of wall and floor cabinets, Belfast sink and wall mounted combi boiler.



Family Bathroom 13' 10" x 5' 3" (4.21m x 1.60m)

With two upvc double glazed windows to the side elevation and two sky lights, modern four piece white bathroom suite with paneled bath, corner shower cubicle with electric shower, pedestal wash hand basin and low level wc.

First Floor Landing

With attractive spindle and balustrade staircase, upvc double glazed window to the rear, built in storage cupboard, access to all first floor rooms and loft space that benefits from pull down loft ladder.

Bedroom One 15' 8" x 12' 3" (4.77m x 3.73m)

With original timber sash window with feature stain glass to the front elevation and built in storage cupboard.

Bedroom Two 13' 5" x 9' 8" (4.09m x 2.94m)

With upvc double glazed window to the rear elevation and built in storage cupboard.

Externally

To the front of the property, there is a secure parking for two vehicles, enclosed graveled garden with feature lighting. To the rear of the property there is an enclosed rear yard with timber storage unit/workshop that benefits from an electric supply.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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.

