

www.fjestates.co.uk | 01388 819648 | 07969 560047 | info@fjestates.co.uk

40 Church Street, Shildon, Co. Durham DL4 1DX

[!\[\]\(666e09182d4cd268646ea700ea60dcdf_img.jpg\)](#) [!\[\]\(1ef1ef0bf9af6c6996401964cf280f2d_img.jpg\)](#) [!\[\]\(e9a80c8557f9285916925bd4ac40fff5_img.jpg\)](#) [!\[\]\(88e2edecff3400e68a80dd08c57d2f9c_img.jpg\)](#)

Maude Terrace

Bishop Auckland, DL14 9BB



Offers Over £59,950

- Ideal investment property
- Two Bedrooomed Terrace
- Modern Kitchen
- Combi boiler
- Good Sized Bedrooms
- 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 pleased to offer for sale this two bedrooomed terrace property benefiting from upvc double glazing and gas central heating via combi boiler. Ideally located a short distance from the Tindale retail park on the A688. It also has a number of local amenities at hand. In brief the property comprises of Entrance Reception Hall, Lounge with feature fireplace, archway leading into Kitchen/Diner and a Utility Room. To the first floor there are Two good sized Bedrooms and a Bathroom/wc with shower. Externally to the front of the property there is a garden laid to lawn whist to the rear an enclosed yard with brick-built storage.



PROPERTY PARTICULARS

Entrance Reception Hall

With upvc double glazed entry door to the front elevation.

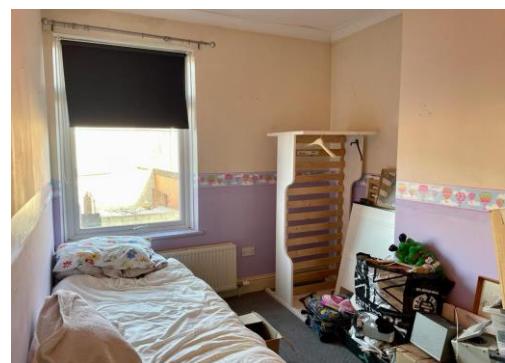
Lounge 12' 9" x 12' 6" (3.88m x 3.81m)

With upvc double glazed window to the front elevation, feature fireplace incorporating electric fire. Archway into Kitchen/Dining Room.



Kitchen/Diner 13' 5" x 12' 11" (4.09m x 3.93m)

With upvc double glazed window to the rear elevation, fully fitted kitchen with laminated worktops, inset stainless sink unit with mixer tap, integrated Oven, Hob and Extractor Filter Fan and built in understairs storage cupboard.



Utility Room

With upvc double glazed door and window to the side elevation, wall mounted combi boiler, fitted with a range of matching kitchen units with laminated worktop with stainless steel sink unit.

First Floor Landing

With access to all first floor rooms.

Bedroom One 16' 4" x 12' 11" (4.97m x 3.93m)

With upvc double glazed window to the front.



Bedroom Two 13' 8" x 7' 8" (4.16m x 2.34m)

With upvc double glazed window to rear.

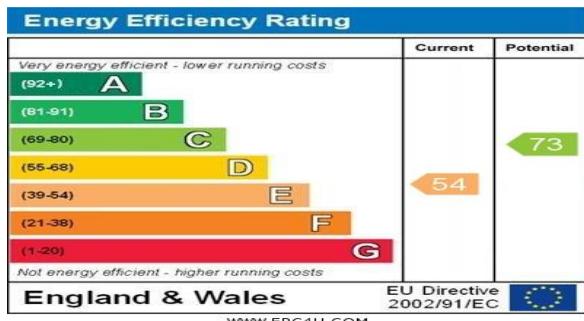


Family Bathroom

With upvc double glazed window to the rear elevation, panelled bath with mixer shower tap attachment. pedestal wash hand basin and low level wc.

Externally

To the front of the property there is an enclosed forecourt with garden laid to lawn whilst to the rear an enclosed yard with timber decking and brick built storage unit.



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.

