

Primrose Drive

Shildon, DL4 2JQ



Guide Price £99,950

- Two Bedroomed Semi Detached Property
- Well Presented Throughout
- Groundfloor/wc
- Private Garden
- Must be Viewed
- EPC Rating C

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 semi detached property on this quiet residential estate in New Sildon. The property benefits from upvc double glazing and gas central heating. In brief the property comprises of Entrance Reception Hall, Cloakroom/wc, Kitchen. Lounge/Diner with patio doors leading out onto the rear garden. To the first floor there are two bedrooms and a bathroom/wc with shower. Externally there is a driveway parking, side gated access leads to an enclosed garden laid to lawn with storage shed. This property is being offered for sale with no upward chain, early viewing is strongly recommended.



PROPERTY PARTICULARS

Entrance Reception Hall

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

Kitchen 11' 8" x 6' 0" (3.55m x 1.83m)

With upvc double glazed window to the front elevation, fitted with a range of modern wall and floor mounted units, laminated working surfaces with inset one and a half bowl stainless steel sink unit, integrated oven, hob and concealed extractor fan and plumbing for washing machine.

Lounge 12' 7" x 11' 10" x 8' 5" (3.83m x 3.60m x 2.56m)

With upvc double glazed window and patio doors leading on to the rear garden.

Groundfloor/wc

With low level wc and wash hand basin.

First Floor Landing

With built in storage cupboard, access to loft space and all first floor rooms.

Bedroom One 11' 6" x 9' 1" (3.50m x 2.77m)

With upvc double glazed window to the front elevation and built in wardrobes.

Bedroom Two 12' 2" x 6' 6" (3.71m x 1.98m) Max Measurements



With upvc double glazed window to the rear elevation.

Family Bathroom

With upvc double glazed window to the rear elevation, white suite comprising of panelled bath with mains shower over, pedestal wash hand basin and low level wc.

Externally

To the front of the property there is a driveway parking with garden laid to lawn, side gated access leads to a rear garden with paved patio, garden laid to lawn with mature plants and shrubbery and storage shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
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.

