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

## Alexandra Terrace

Durham, DH6 3JW



## Auction Guide Price £30,000

- Two Bed Terrace
- Upvc Double Glazed and Gas Centrally Heated
- Modern Kitchen
- Lounge and Dining Room
- White Bathroom Suite
- Enclosed Rear Yard

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 sale this well presented two bedrooomed terrace property in the centre of Wheatley Hill. The property benefits from upvc double glazing and gas central heating via combi boiler. In brief the property comprises of Entrance Reception Hall, Lounge with bay window, Dining Room with feature fireplace and modern Kitchen. To there first floor there are two good sized bedrooms master with fitted robes and a large family bathroom. Externally there is an enclosed rear yard. This property must be viewed to fully appreciate.**



## PROPERTY PARTICULARS

### Entrance Hallway

With upvc double glazed entry door to the front elevation, staircase leading to first floor accommodation and all first floor rooms.



### Lounge 11' 7" x 13' 1" (3.53m x 3.98m) into bay

With upvc bay window to the front elevation and feature fireplace.

### Dining Room 13' 1" x 12' 5" (3.98m x 3.78m) into bay

With upvc window to the rear elevation and feature fireplace



### Kitchen 10' 11" x 7' 10" (3.32m x 2.39m)

With upvc window and entry door to the side elevation. Fitted with a range of white wall and floor mounted units contrasting laminated working surfaces, cooker point, plumbing for washing machine, wall mounted combi boiler and built in under stairs storage cupboard.

### First Floor Landing

With attractive half landing, access to all first floor rooms and loft space.



### Bedroom One 12' 3" x 10' 11" (3.73m x 3.32m)

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

### Bedroom Two 10' 10" x 10' 9" (3.30m x 3.27m)



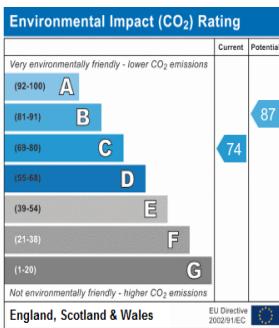
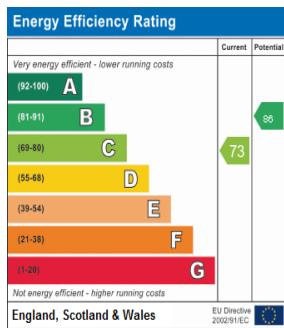
With upvc double glazed window to the rear elevation.

### Family Bathroom 9' 10" x 7' 10" (2.99m x 2.39m)

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

### Externally

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



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.

