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

Elliot Street Durham, DH7 6JH



Offers in the Region Of £84,950

- Two Bedrooomed Terrace
- Modern Kitchen with integrated cooking appliances
- Bathroom/wc with separate Shower Cubicle
- Garden Laid to Lawn
- Well presented throughout
- 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 two bedrooomed terrace property in Sacriston located close to the town center. The property benefits from upvc double glazing and gas central heating. The property briefly comprises of Entrance into Lounge with double doors into the Dining Room with feature fireplace, a modern fitted Kitchen with integrated cooking appliances. To the first floor there are Two Good sized Bedrooms and a Bathroom/wc with shower. Externally to the front of the property and enclosed garden laid to lawn whist to the rear and enclosed Yard. Early viewing strongly recommended.



PROPERTY PARTICULARS

Lounge 15' 2" x 14' 7" (4.62m x 4.44m) maximum measurements
With upvc double glazed window and entry door to the front elevation,



Dining Room 15' 2" x 14' 0" (4.62m x 4.26m) maximum measurements
With upvc double glazed window to the rear elevation, feature fireplace with electric fire, spindle staircase leading up to the first floor accommodation and double doors leading in to the Lounge.



Kitchen 14' 11" x 6' 0" (4.54m x 1.83m)
With upvc double glazed window and entry door to the side elevation, fitted with a range of cream high gloss wall and floor mounted units, laminated working surfaces, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, integrated oven, hob and extractor fan.



First Floor Landing
With access to all first floor rooms and loft space.

Bedroom One 13' 8" x 13' 3" (4.16m x 4.04m)
With upvc double glazed window to the front elevation.

Bedroom Two 15' 2" x 8' 0" (4.62m x 2.44m)
With upvc double glazed window to the rear elevation and built in storage cupboard containing combi boiler.



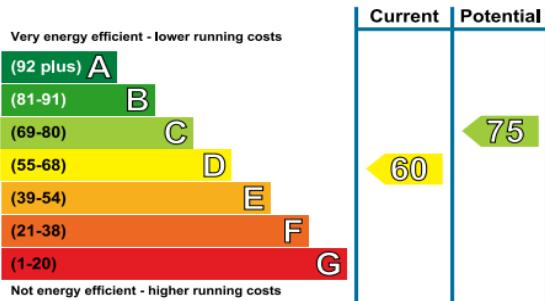
Family Bathroom

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



Externally

To the front of the property there is a garden laid to lawn with paved patio, whist to the rear an enclosed yard.



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.

