



Main Street, DL4 1AQ
2 Bed - House - Terraced
£47,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Main Street, DL4 1AQ

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER, INVESTOR OR SMALL FAMILY ***

On the market this 2 bedroom mid-terrace house, located within the heart of Shildon, close to local amenities and good transport links, to the A1.

The property briefly comprises of; Entrance Porch, Open-Plan Living / Dining Room, Kitchen and Downstairs Bathroom to the ground floor, whilst the first floor provides two good sized double bedrooms and landing.

Externally, the property has a rear yard, with on-street parking.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

8'10" x 9'8" (2.70m x 2.97m)

Entrance Hall

3'3" x 4'1" (1.00m x 1.26m)

Living Room

19'0" x 12'10" (5.80m x 3.92m)

Hallway

4'3" x 3'3" (1.32m x 1.00m)

Kitchen

6'9" x 7'4" (2.06m x 2.25m)

Bathroom

9'8" x 4'7" (2.97m x 1.41m)

FIRST FLOOR

Landing

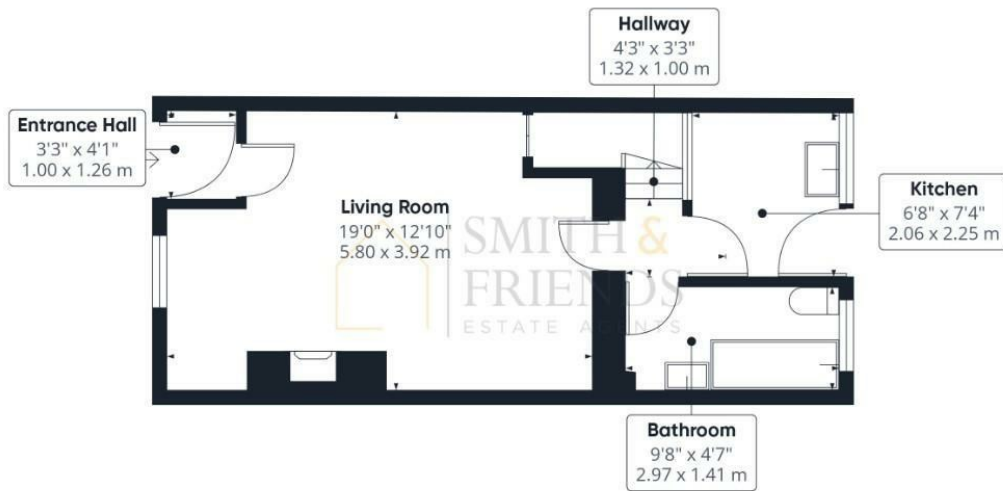
2'10" x 2'10" (0.88m x 0.87m)

Bedroom 1

9'10" x 11'8" (3.02m x 3.58m)

Bedroom 2





Ground Floor



Floor 1

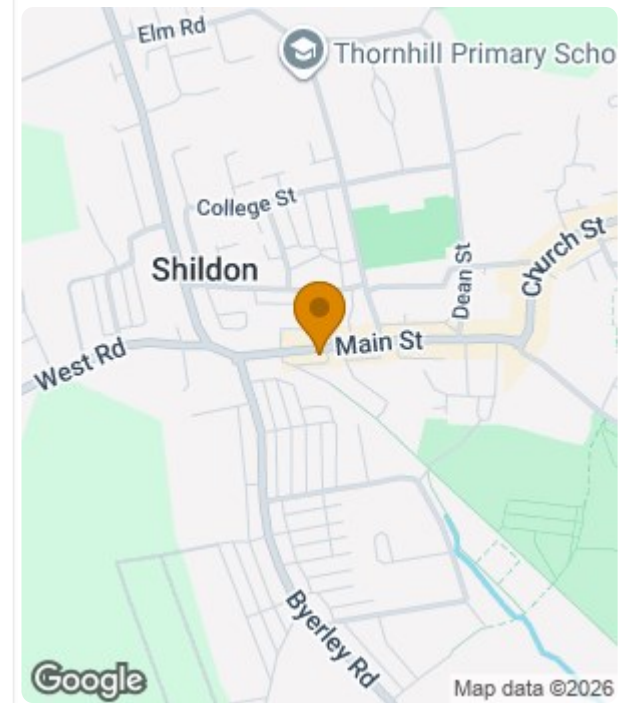


Approximate total area¹⁾
568 ft²
52.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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