



2 Bedrooms

A well-maintained two-bedroom terraced home situated on Thomas Street, Shildon offering an excellent opportunity for first-time buyers or investors alike. Ready to move into, the property provides practical and comfortable accommodation throughout, making it a great affordable home or buy-to-let investment.

The accommodation briefly comprises a welcoming lounge, fitted kitchen, two good-sized bedrooms, and a family bathroom. To the rear is a low-maintenance yard area.

The property is located within easy reach of local shops, schools, transport links, and everyday amenities, while also benefiting from access to the nearby coastline and surrounding countryside. The area remains a popular choice for buyers seeking value for money and strong rental demand.

With an expected rental income of approximately £500 PCM, this property could provide a solid return for landlords looking to expand their portfolio. Early viewing is recommended.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

Thomas Street

Shildon, County Durham, DL4

Guide Price:

£36,000
EPC Rating: D



Entrance Hall:

entrance hall with carpet flooring, radiator, access to lounge and stairs leading to first floor

Lounge:

3.74 x 3.68

With carpet flooring, radiator and double glazed units



Kitchen/ Dining Room:

4.74 x 2.06

With a range of wall and base units, sink and mixer tap, plumbing for a washing machine, fittings for a oven/hob, lino flooring, radiator, double glazed windows, door leading to rear



Bedroom 1:

3.78 x 2.76

With carpet flooring, radiator and double glazed window

Bedroom 2:

3.09 x 2.72

With carpet flooring, radiator and double glazed window

Bathroom:

2.11 x 1.67

For additional information and full photo gallery please visit www.holbrookandco.co.uk



With bath and overhead shower, w/c, wash hand basin, mirrored wall unit, double glazed window and radiator.

Material information:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage. MAINTENANCE / SERVICE CHARGE: NO WATER METER: TBC PARKING ARRANGEMENTS: on street BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here CAR CHARGER: no MOBILE PHONE SIGNAL: No known issues. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Disclaimer:

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.

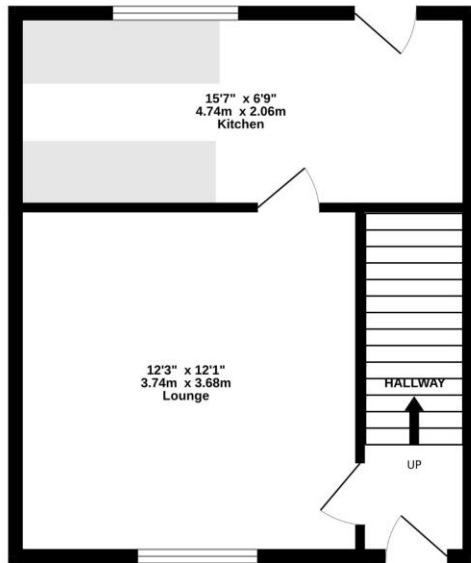


Tenure - Freehold

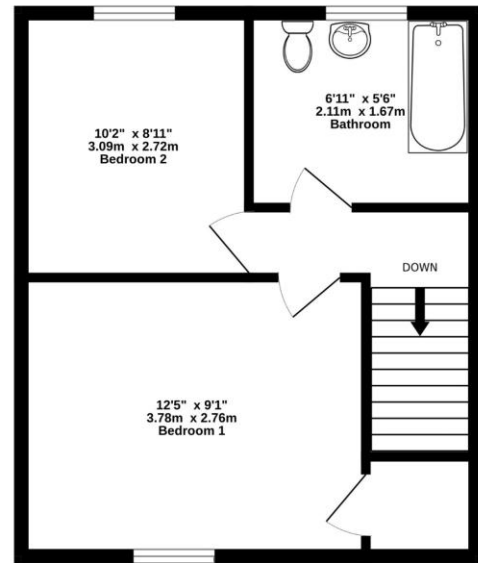


Viewing - By appointment through Holbrook & Co

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract