



57 Main Street, Shildon, DL4 1AN

£69,950

Ideal for the investor market this substantial residential property comprises self contained two bedroom first floor accommodation with the ground floor currently unused but suitable for further development. The property is conveniently located close to local amenities and has the added advantage of a substantial garage / workshop to the rear.

Ground floor

Room 1 17'7 x 16'4 (5.36m x 4.98m)

Has access door

Room 2 17'10 x 17'10 (5.44m x 5.44m)

Has access door

Room 3 13'1 x 11'5 (3.99m x 3.48m)

First floor

Lounge 17'8 x 16'3 (5.38m x 4.95m)



Has cupboard with combination gas boiler and central heating radiator.

Kitchen 12'11 x 9'5 (3.94m x 2.87m)



With range of fitted units, laminate work surfaces, sink unit. built in cooking appliances and plumbing for washer.

Bedroom 1 13'6 x 13'5 (4.11m x 4.09m)

With central heating radiator

Bedroom 2 11'8 x 10' (3.56m x 3.05m)

With central heating radiator.

Bathroom WC



Has suite comprising panelled bath, pedestal wash basin, WC

Outside


To the rear is a substantial garage 13'5 x 13'3 with mains power and light with remote control roller shutter door.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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

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