



23 Primitive Street, Shildon, DL4 1EQ

£47,950

A superb investment opportunity is provided by this one bedroom mid terraced property which may be altered to a two bedroom subject to the necessary local authority consents. This comfortable home is well presented throughout and benefits from double glazing, electric storage heaters, a comfortable lounge, fitted kitchen large master bedroom and a further room leading to the bathroom/WC. Located just a short walk to the town centre it is available with no upward chain.

Ground Floor

Entrance

Has UPVC entrance door.

Lounge 17'6 x 13'7 (5.33m x 4.14m)



Has wall mounted electric storage heater.

Kitchen 6'11 x 14'3 (2.11m x 4.34m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with taps, part tiled walls, wall mounted electric storage heater and UPVC entrance door.

First Floor

Bedroom 1 14'10 x 13'10 (4.52m x 4.22m)



Has wall mounted electric storage heater.

Dressing Room 7'1 x 9'5 (2.16m x 2.87m)



Has wall mounted electric storage heater and door leading through to Bathroom/WC.

Bathroom WC



Has white suite comprising: panel bath with electric shower over, hand wash basin, WC and tiled walls.

Exterior

Enclosed rear courtyard.

Disclaimer

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CONSTITUTE ANY PART OF AN OFFER OR
CONTRACT.

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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