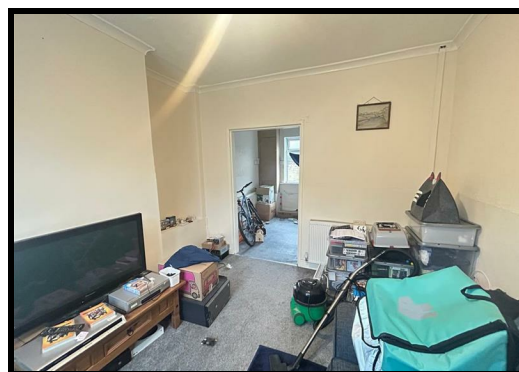
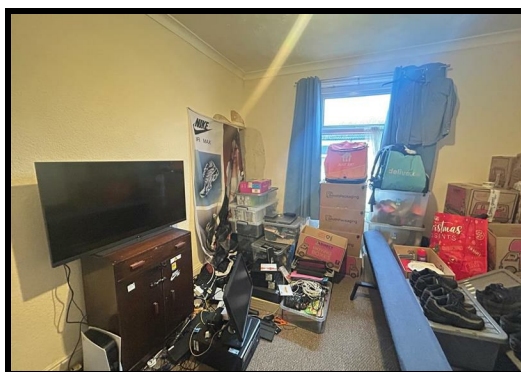




## 30 Foundry Street, Shildon Offers Over £59,950

Offered For Sale with NO ONWARD CHAIN a superb opportunity has arisen to acquire a competitively priced two bedroom mid terraced period property which is located on Foundry Street in Shildon. Appealing to a number of purchasers including investors or first time buyers. In brief the property is comprised of an entrance porch way, a living room, a kitchen / dining room, two bedrooms, and a family bathroom. Externally the property benefits from an enclosed rear yard. The property is conveniently situated within walking distance of Shildon Town Centre where you will find a good range of amenities. The Historic Market Town of Bishop Auckland and Tindale retail park with numerous popular High Street names are also close at hand. With the potential of achieving a rental income of £425.00 per month this property offers excellent yields for a potential investor. We recommend viewings at the earliest opportunity to avoid disappointment.





# 30 Foundry Street, Shildon

## General Remarks

Offered For Sale NO ONWARD CHAIN

A superb opportunity has arisen to acquire a competitively priced two bedroom mid terraced period property situated on Foundry Street In Shildon

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band A

## Location

Foundry Street is situated within the popular Town of Shildon. The Town has a good range of amenities including numerous shops bars, restaurants, good local schools and the First class National Railway museum. The popular market Towns of Bishop Auckland and Darlington are also within close proximity. The property has good transport links with the A688 trunk road giving access to the A1(M) for travel to the North and South. There are mainline train stations at both Darlington and Durham, with International airports at Newcastle and Teesside Airports.

## Entrance Porch Way

The property is entered through a door leading into an entrance porch way.

## Living Room

12'9" x 9'9"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Kitchen / Dining Room

8'10" x 14'9"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from an integrated electric oven and hob with over head extractor hood, vinyl flooring and a UPVC double glazed window. There is ample room for a dining table.

## Bathroom

6'10" x 5'10"

The bathroom is warmed by a central heating radiator, has a UPVC double glazed window and is fitted with a suite comprising of a bath with over head shower, a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing

## Bedroom One

8'2" x 11'1"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

## Bedroom Two

9'1" x 8'8" max

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

## Externally

Externally there is an enclosed rear yard.

