



35 Albert Street Shildon DL4 2DN

- 3 Bedroom Mid Terrace
- Ready To Move Into Family Home
- IDEAL FIRST TIME BUY OR INVESTMENT
- Spacious Loft Room
- Town Centre Location
- NO ONWARD CHAIN

Offers In The Region Of £79,995

35 Albert Street

Rea Estates offer to the sales market this substantial Three Bedroom mid Terrace family home situated within a popular residential area of Shildon, which is home to the National Railway Museum.

The town itself offers a range of shopping, schools and recreational facilities and an extensive public transport system provides access to neighbouring towns and villages. The A689 is nearby, leading to the A1 (M) for travel both North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Vestibule, Hallway with staircase rising to the first floor, a well proportioned Lounge with square arch to Dining Room and fitted Kitchen.

To the first floor there are 3 ample sized Bedrooms, one of which provides access to the loft room, which could be utilised as a fourth bedroom or for a number of purposes.

Externally to the front of the property there is a wall enclosed forecourt and to the rear a yard with gated access to the rear lane.

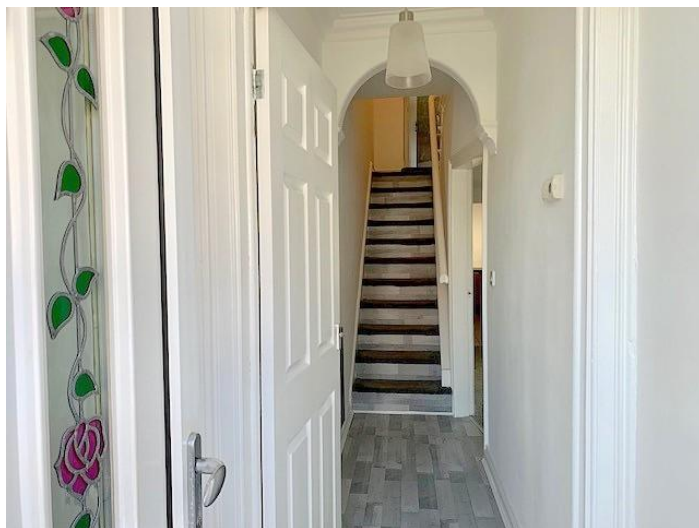
In our opinion this ready to move into property, which is a credit to the current vendors, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Vestibule

Glazed entrance door opening to vestibule with cornice to ceiling and door to:

Hallway

Cornice, corbelled arch, contemporary central heating radiator and staircase rising to the first floor.



Lounge:

13'0 into bay x 13'03 max (3.96m x 4.04m)

A lovely spacious lounge with bay window to the front elevation, allowing lots of natural light to flood through. Cornice to ceiling, contemporary radiator and feature fire surround.



Dining Room:**13'06 max x 12'11 (4.11m x 3.94m)**

The dining room provides ample space for a family size table and chairs. French doors opening to the rear courtyard, under stair storage and chimney recess storage cupboards, contemporary vertical radiator and door to kitchen.

**Kitchen:****12'01 x 7'02 max (3.68m x 2.18m)**

Fitted with a modern range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Inset stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Integrated electric oven, gas hob and extractor hood. Double glazed window and external door opening to the rear yard.

**First Floor Landing**

With built in storage cupboard.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Bathroom

Fitted with a pristine white suite comprising, free standing bath with chrome mixer/shower attachment, tiled shower enclosure with rainfall and hand held units, low level w/c and pedestal wash hand basin. Recessed ceiling lights, wall mounted extractor fan, chrome towel radiator and obscure double glazed window.



Bedroom One:

12'11 x 11'03 (3.94m x 3.43m)

Double bedroom situated to the rear of the house, providing ample space for a range of free standing bedroom furniture. Cornice, double glazed window and radiator.



Bedroom Two:

11'05 max x 11'0 (3.48m x 3.35m)

A second double bedroom with double glazed window overlooking the front of the house and radiator.



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Bedroom Three:

7'11 x 7'03 (2.41m x 2.21m)

Ample sized third bedroom again situated to the front of the house. Radiator and concealed staircase rising to the loft room.



Loft Room

A versatile fully carpeted room that could be utilised as a fourth bedroom/office/children's playroom. Two Velux windows, radiator and eaves storage.



Externally

To the front of the property there is an enclosed forecourt garden and to the rear an enclosed yard with gated access.