



7 Victoria Street Shildon DL4 1PE

- 2 Bedroom Mid Terrace
- Ideal First Time Buy or Investment
- Excellent Transport Links
- 2 Double Bedrooms
- Close To Local Amenities
- NO ONWARD CHAIN

Offers In The Region Of £54,950

7 Victoria Street

Rea Estates offer to the sales market this 2 Bedroom Mid Terraced property, situated within the market town of Shildon, which is home to the Locomotion Railway Museum.

Victoria Street is within minutes walking distance of Hackworth Recreational Park, Timothy Hackworth School and Shildon town centre, offering a range of local amenities.

Bishop Auckland and Tindale Crescent Retail Park with its range of shops, restaurants and planned future developments is a short drive away.

For the commuter Shildon Railway Station and the A68, leading to the A1 (M) provide excellent transport links both north and south.

The accommodation briefly comprises; Entrance Hallway with staircase rising to the first floor, a well proportioned Lounge and a Kitchen Diner, which provides access to an additional room that could be fitted out as utility room.

To the first floor there are Two Double Bedrooms and a Bathroom.

Externally to the rear of the house there is an enclosed yard.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to both first time buyers and investors alike and therefore an early viewing is recommended.

Entrance Hall

uPVC glazed entrance door to hallway with staircase rising to the first floor, central heating radiator and laminate flooring.

Lounge:

13'08 x 11'11 (4.17m x 3.63m)

A spacious lounge with double glazed window to the front elevation, cornice to ceiling and central heating radiator.



Kitchen Diner:**14'0 x 12'11 (4.27m x 3.94m)**

The kitchen diner provides ample space for a family size table and chairs. Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. One and a half bowl sink unit with mixer tap. Integrated fridge/freezer, washing machine, electric oven, gas hob and extractor hood. Space for vented tumble drier. Double glazed window to the rear elevation and tiled flooring.

**Utility:****8'06 x 5'05 (2.59m x 1.65m)**

Double glazed window to the side elevation, under stair storage, radiator and door to rear yard.

First Floor Landing

Spindle balustrade and doors to:

Bathroom:**8'01 x 5'04 (2.46m x 1.63m)**

Tiled bathroom comprising; mains fed unit and glass screen over shower bath, wall mounted wash hand basin and low level w/c. Obscure double glazed window and radiator.

**Bedroom One:****17'06 x 12'02 (5.33m x 3.71m)**

A double bedroom of generous proportions with double glazed window to the front elevation, a range of fitted wardrobes and radiator.

Bedroom Two:**13'01 x 11'06 (3.99m x 3.51m)**

A second double bedroom providing ample space for a range of free standing bedroom furniture. Double glazed window to the rear elevation, laminate flooring and wall mounted central heating boiler.

Externally

To the rear of the house there is an enclosed yard with gated access.

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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.

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