

40 Lime Grove, Shildon, Co Durham, DL4 2BA



**** NO CHAIN ****

A 2 bedroomed semi detached property in need of some improvements, fully double glazed, electric storage heating, conservatory, off road parking, garden to rear.

Monthly Rental Of £420

VIEWING BY APPOINTMENT THROUGH THE AGENT

**40 CHURCH STREET
SHILDON
DL4 1DX
TELEPHONE (01388) 776600**

These particulars should not be relied on as statement of representation and fact do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither Martin Bage Sales & Lettings nor any person employed as an agent for Martin Bage Sales & Lettings has any authority to make or give any representative or warranty whatsoever whether verbally or otherwise in relation to this property.

40 Lime Grove, Shildon, Co Durham, DL4 2BA

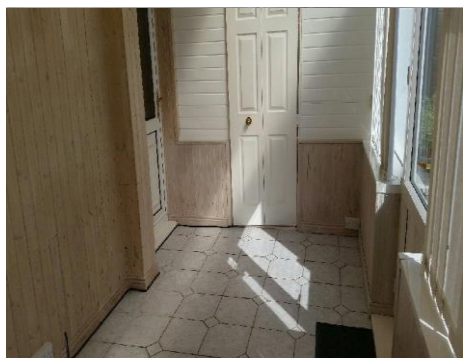
Entrance Hall Via a UPVC door, UPVC window to the front elevation, staircase to first floor with understairs cupboard. Fitted carpet, texture walls and electric storage heater.

Lounge 19' 0" x 11' 0" (5.79m x 3.35m) Wooden entrance door, with textured colour washed walls and carpet flooring. Gas fire with mahogany wood effect and marble surround, electric storage heater, TV aerial point, sliding UPVC doors to conservatory. Double glazed window to front elevation,

Conservatory 7' 0" x 15' 5" (2.13m x 4.70m) With tiled floor, cladded walls, vertical blinds, roof and windows, plumbing for washing machine.

Rear Garden With patio, pebbled, wooden shed, side access

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m) Fitted with white floor and wall units, stainless steel sink unit and taps, oak effect laminate worktops, cooker, fridge freezer, UPVC door to conservatory, window to side elevation, vinyl floor, tiled walls, electric blow heater.



Bedroom One 9' 7" x 17' 0" (2.92m x 5.18m) With two double glazed windows to the front, storage heater, fitted carpets, wallpaper to walls, built in cupboards with shelves and dressing table, built in storage.

Bedroom Two 9' 1" x 11' 5" (2.77m x 3.48m) With double glazed window to rear elevation, electric heater, fitted carpet, textured walls, built in cupboard.

Bathroom 6' 4" x 5' 3" (1.93m x 1.60m) With double glazed window to the rear, electric blow heater, tiled walls, vinyl flooring, white suite with chrome fittings,

Front Garden With concrete drive providing parking for two cars, pebbled walled garden, gated side access.

PLEASE NOTE

The measurements provided within in these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by Martin Bage Sales & Lettings. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by Martin Bage Sales & Lettings in accordance with the Sellers instructions.

Energy Performance Certificate



40, Lime Grove, SHILDON, DL4 2BA

Dwelling type: Semi-detached house
Date of assessment: 02 September 2014
Date of certificate: 02 September 2014

Reference number: 0628-9039-7211-2974-3920
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

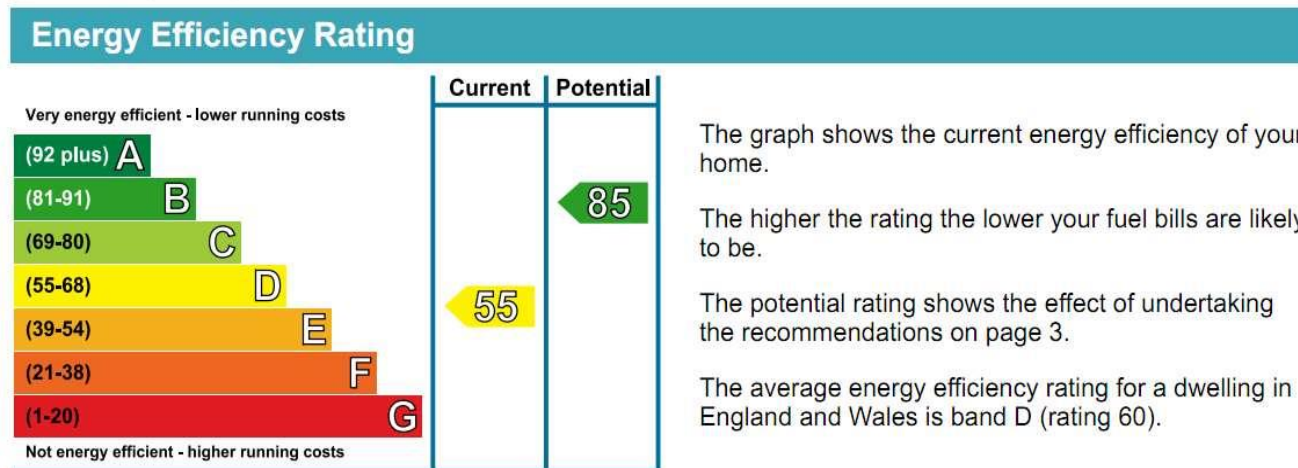
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,165
Over 3 years you could save	£ 1,212

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 153 over 3 years	
Heating	£ 2,115 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 783 over 3 years	£ 270 over 3 years	
Totals	£ 3,165	£ 1,953	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 117	✓
2 Floor insulation	£800 - £1,200	£ 270	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 60	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.