



RYAN JAMES
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



17 Waverley Terrace, Shildon DL4 2HQ
£45,000

With no onward chain, an opportunity to purchase & improve this spacious two bedroom mid terraced property located in Shildon. Over two floors the accommodation comprises of an entrance hall, a lounge with dual aspect windows, a kitchen, a utility room, cloakroom/W.C, a first floor landing, two spacious double bedrooms and a house bathroom. To the exterior of the property, there is a sizeable front garden that is mainly laid to lawn with off street parking, whilst to the rear an enclosed yard with access to the rear alley. With the added benefits of gas central heating, double glazing, viewing is recommended to appreciate the size, location and potential of the accommodation on offer.

EPC 'TBC'.



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The Accommodation Comprises

Entrance Hall

With double glazed entrance door, staircase to the first floor and radiator.

Lounge/Diner

12 x 25'7 (3.66m x 7.80m)

With double glazed window to the front & rear elevations, wall mounted electric fireplace, television & telephone points and radiators.

Kitchen

17'2 x 6'7 (5.23m x 2.01m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, tiled splashbacks, stainless steel sink unit with taps over, space & plumbing for a washing machine, radiator and double glazed window to the side elevation.



Inner Hall

With double glazed entrance door to the side elevation.

Utility Room

4'8 x 5'1 (1.42m x 1.55m)

With double glazed window to the side elevation and radiator.

Cloakroom/W.C

Including a low level W.C and double glazed window to the side elevation.

First Floor Landing

With access to the roof space, airing cupboard and doors to all rooms.

Bedroom One

15'7 x 13 (4.75m x 3.96m)

With double glazed window to the front elevation and radiator.

Bedroom Two

8'2 x 12'3 (2.49m x 3.73m)

With double glazed window to the rear elevation, storage shelves and radiator.

House Bathroom/W.C

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., radiator, vanity unit and double glazed window to the side elevation.

Exterior





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Front Garden

A sizeable front garden that is mainly laid to lawn, off street parking, wall & mature hedge boarders, flower bed and pathway leading to the front door.

Rear Yard

Enclosed rear yard with outside tap and access to the rear service alley.

Viewing

Viewing is Strictly By Appointment Only.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

