Langdales
Professional Estate & Letting Agents

Dalton Crescent, Shildon DL4 2LE

Asking Price: **£79,950** EPC Rating: **E**

INVESTMENT OPPORTUNITY! An excellent opportunity to purchase this deceptively spacious THREE BEDROOM semi detached property available to the market with long term TENANT IN SITU paying an annual rent of £6,600. The property is conveniently located within popular residential area of Shildon within easy access of local amenities and benefits from TWO RECEPTION ROOMS and generous sized GARDEN TO THE FRONT, SIDE and REAR. Internal viewing is highly advisable to appreciate accommodation set over two floors comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall and Shower Room to the Ground Floor. To the First Floor there are Three Bedrooms, Family Bathroom and separate WC. Externally the property enjoys Enclosed Gardens to the Front, Side and Rear.

43 High Street, Spennymoor DL16 6BB Tel: 01388 810500 info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

ENTRANCE HALL With frosted double glazed entry door and double glazed window – both to the side elevation, single panel heating radiator, telephone connection point, stairs leading to first floor accommodation and under stairs storage cupboard. Decorated with textured and wood panelled walls.

LOUNGE With double glazed window to the front elevation and feature fireplace and hearth. Decorated with colour washed walls and laminate floor covering.

DINING ROOM With double glazed bay window to the front elevation and double panel heating radiator. Decorated with colour washed wall coverings and carpet floor covering.

KITCHEN With double glazed window to the rear elevation, fitted with a variety of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit with mixer tap, single panel heating radiator and plumbing for automatic washing machine. Decorated with part tiled and colour washed walls.

REAR HALL With frosted double glazed entry door to the rear elevation and decorated with colour washed walls and tiled floor covering.

SHOWER ROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of: step in shower cubicle with electric shower, push button wc and wash hand basin. Decorated with panelled and colour washed walls and tiled floor covering.

FIRST FLOOR

LANDING With double glazed window to the side elevation and access to loft space and all first floor rooms. Decorated with textured and wood panelled walls and carpet floor covering.

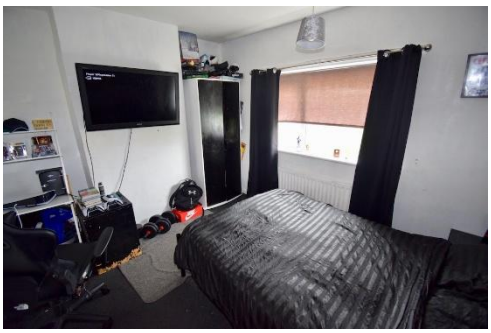
BEDROOM ONE With double glazed window to the front elevation and single panel heating radiator. Decorated with colour washed wall coverings and carpet floor covering.

BEDROOM TWO With double glazed window to the front elevation and single panel heating radiator. Decorated with colour washed wall coverings and carpet floor covering.

BEDROOM THREE With double glazed window to the rear elevation, convector style heating radiator and built in wardrobe. Decorated with colour washed wall coverings and cushioned floor covering.

BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of: panelled bath and wash hand basin, single panel heating radiator and built in storage cupboard housing Main central heating boiler. Decorated with part tiled and colour washed walls and cushioned floor covering.

WC With frosted double glazed window to the side elevation and low level wc. Decorated with colour washed wall coverings and cushioned floor covering.



EXTERNAL

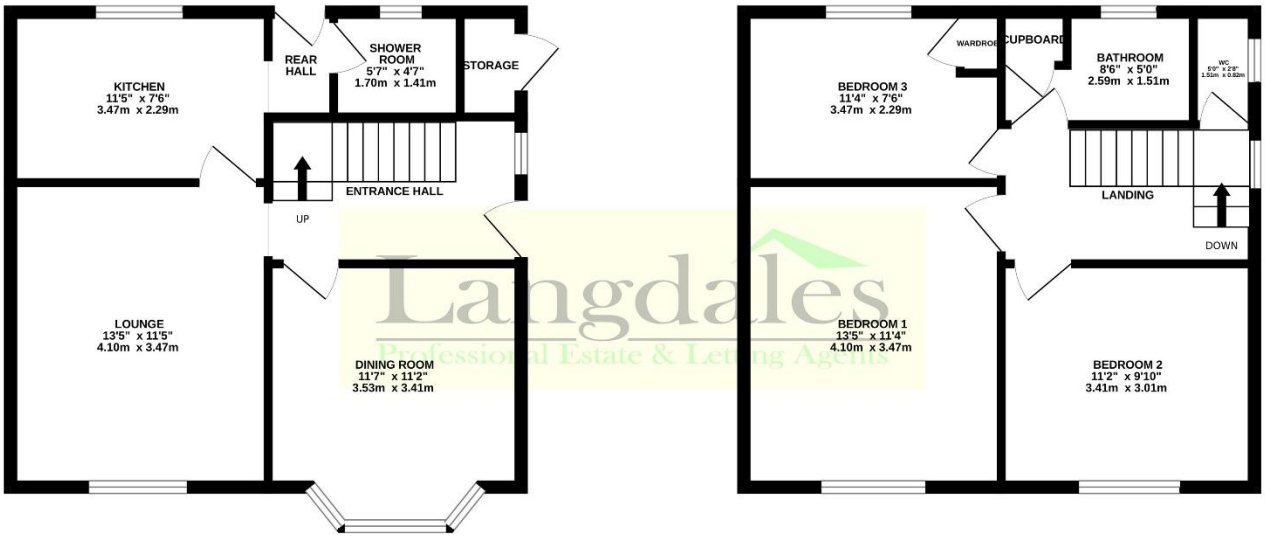
There are enclosed mature gardens to the front, side and rear.

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars should not be relied upon as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate and provided for guidance purposes only. Intending purchasers must satisfy themselves by inspection or otherwise as correctness of these particulars. Services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested and if in any form of doubt purchasers should seek professional advice to ensure satisfaction. The vendor does not give and neither Langdales Estate & Lettings Agents nor any person employed as an agent for Langdales Estate & Letting Agents has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property. These particulars, including photography were prepared by Langdales Estate & Letting Agents in accordance with the sellers instructions.