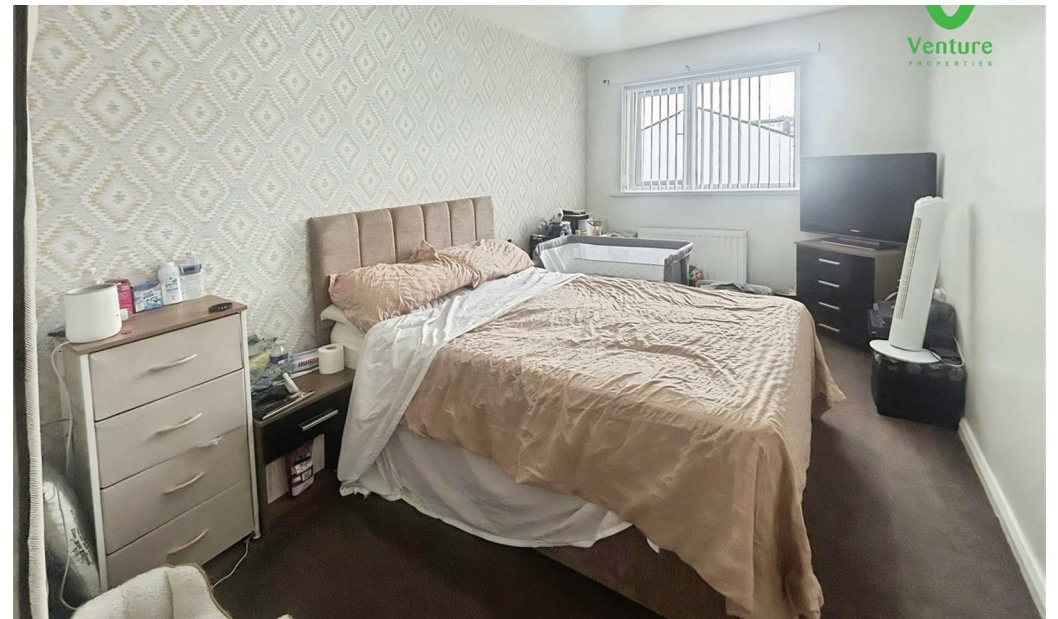




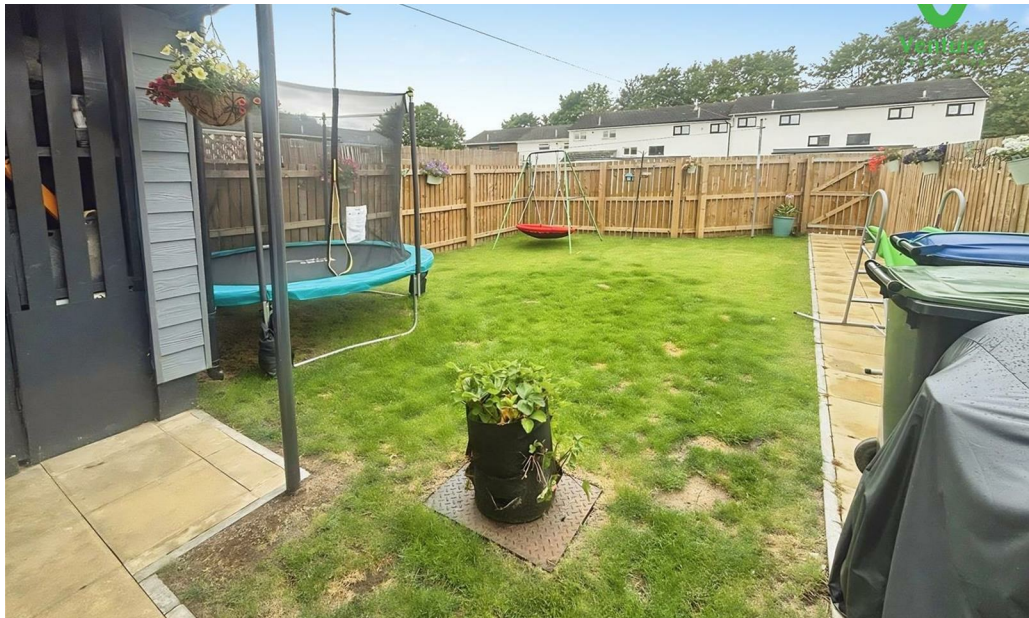
Spruce Court

Shildon DL4 2DH

£70,000



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Spruce Court

Shildon DL4 2DH



- For Sale With Tenant
- EPC Grade D
- Must Be Seen

- Modern Link Terrace
- Breakfast Kitchen and Lounge
- Off Road Parking and Gardens

- Two Bedrooms
- Lovely Rear Garden
- Outdoor Store

Welcome to this mid-terrace house located in Spruce Court, Shildon. The house features a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, A bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is the parking provision, accommodating up to two vehicles, which is a rare find in this area. This added convenience enhances the appeal of the home, making it suitable for those with multiple cars or visitors.

This property is an ideal investment opportunity sold with tenants in situ, who have been in residence since 2020, paying a monthly rent of £450, giving a rental yield (at asking price) of 7.7%. This arrangement not only provides immediate rental income but also offers peace of mind for prospective buyers looking to expand their property portfolio.

In summary, this mid-terrace house in Spruce Court is a delightful property that combines comfort, convenience, and investment potential. With its attractive features and established tenants, it is a must-see for anyone looking to make a wise property investment in Shildon.

Ground Floor

Entrance Hall

Access into entrance hall with a door into a useful cloaks storage cupboard which houses the gas central heating boiler.

Dining Kitchen

Fitted with a range of base units and some wall units, stainless steel sink with UPVC window above, central heating radiator and ample space for free standing appliances and family dining table.

Lounge

15'3 x 10'9 (4.65m x 3.28m)

Having UPVC window, central heating radiator and brick effect feature wall with space for fire and TV.

Rear Entrance

Stairs rise to the first floor, central heating radiator, under stair storage area and access to a useful cupboard. UPVC door leads to the rear garden.

First Floor

Landing

Stairs rise from the rear entrance and provide access to the first floor accommodation. There is also access to two useful storage cupboards.

Bedroom One

15'4 x 8'5 (4.67m x 2.57m)

Located to the front elevation having UPVC window and central heating radiator.

Bedroom Two

11'06 x 10'09 (3.51m x 3.28m)

Also located to the front elevation having UPVC window and central heating radiator.

Bathroom

Fitted with wash hand basin and bath with glass screen, partial wall cladding and obscured UPVC window.

WC

Having WC and obscured UPVC window.

Exterior

To the front of the property a paved pathway leads to the front door, area of lawn and off road parking for two vehicles. To the rear of the property is an enclosed garden mainly laid to lawn bounded by fencing. Access to a useful outdoor storage shed.

Agents Note

Please note this property is sold with tenants in situ and more information can be obtained.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2158-1037-6269-5251-8984>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,902.85 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

Disclaimer

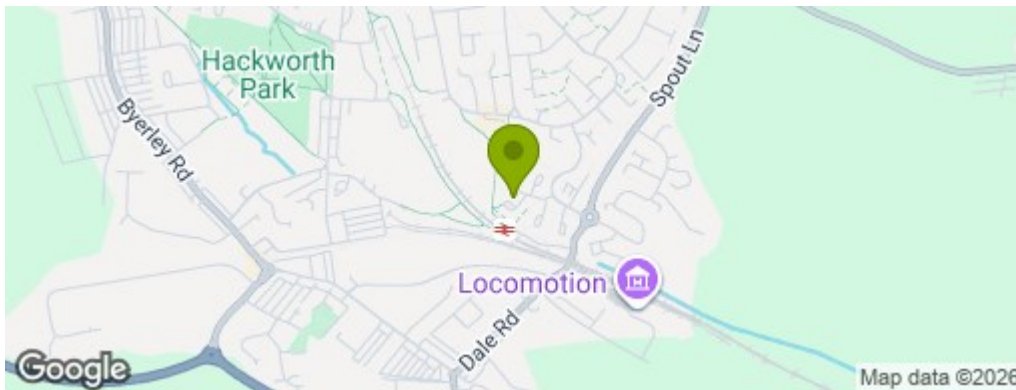
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GROUND FLOOR

1ST FLOOR



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.
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