



Co-Operative Street, Shildon  
Shildon



Offers In Excess of £50,000



## Co-Operative Street

### Shildon

Situated on the outskirts of Shildon town centre, we are delighted to offer to the market this spacious three-bedroom end-terraced property on Co-operative Street. Offering generous living accommodation throughout, the property would make an ideal purchase for a first-time buyer, growing family, or investor alike.

Conveniently located close to a range of local amenities, schools and transport links, the property is well placed for everyday convenience.

The accommodation briefly comprises an open-plan lounge/dining room and a good-sized fitted kitchen. To the first floor are three bedrooms and a family bathroom, with an open staircase providing access to the attic room, offering useful additional space. Externally, the property benefits from an enclosed rear yard.

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

- Spacious three-bedroom end-terraced property
- Open-plan lounge and dining room
- Good-sized fitted kitchen
- Good-sized bedrooms / open plan staircase to Attic
- Convenient location close to amenities, schools and transport links
- Energy Performance Certificate: TBC



The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: A

Tenure: Freehold

#### Lounge/Dining Area

26' 7" x 13' 4" (8.11m x 4.06m)

#### Kitchen

12' 3" x 11' 3" (3.74m x 3.44m)

#### Bedroom 1

13' 7" x 12' 1" (4.15m x 3.69m)

#### Bedroom 2

14' 3" x 9' 3" (4.34m x 2.82m)

#### Bedroom 3

11' 2" x 6' 9" (3.41m x 2.06m)

#### Bathroom

7' 11" x 5' 5" (2.41m x 1.64m)

#### Landing

15' 3" x 3' 11" (4.65m x 1.19m)

#### Attic

17' 4" x 12' 2" (5.29m x 3.70m)





Northgate



Northgate  
estate agents



Northgate  
estate agents





Northgate  
estate agents



Northgate  
estate agents

Ground Floor



Northgate  
estate agents

Floor 1

**Approximate total area<sup>(1)</sup>**

1158 ft<sup>2</sup>  
107.7 m<sup>2</sup>

**Reduced headroom**

86 ft<sup>2</sup>  
8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate  
estate agents

Floor 2





## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.