



**Albion Avenue
Shildon
Durham
DL4**

Offers in Excess of £40,000

bettermove

Albion Avenue Shildon

Bettermove are proud to present this 2 bedroom terraced house in Shildon, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

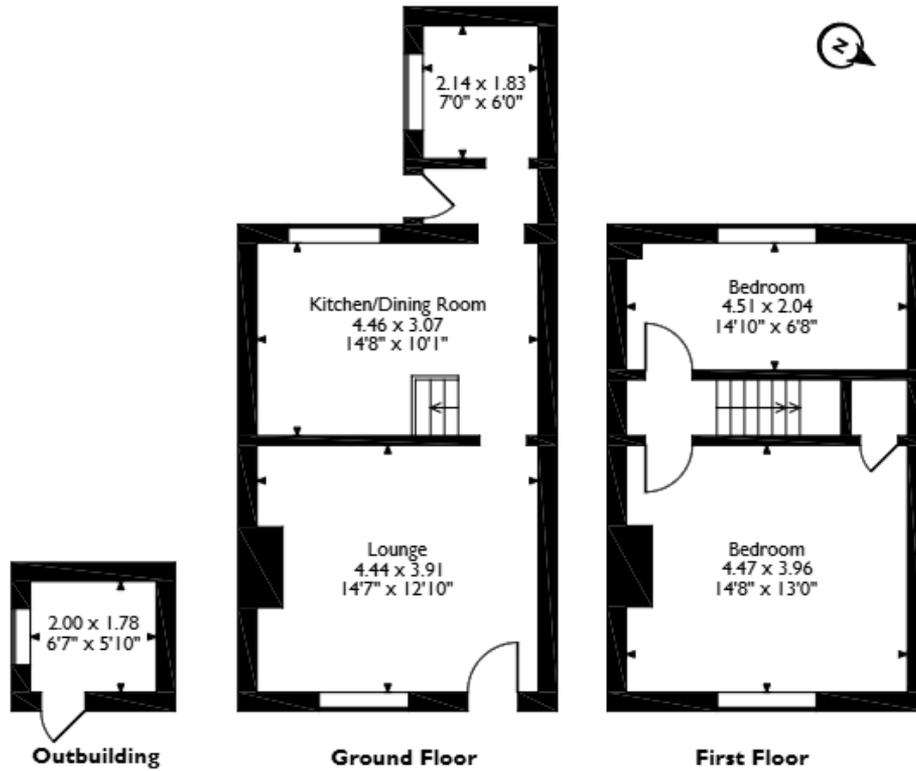
The interior of this property, which requires refurbishment throughout, comprises a spacious living room, kitchen/dining area, and on the ground floor. The first floor consists of two double bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Shildon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Shildon Train Station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Albion Avenue, Shildon
 Approximate Gross Internal Area
 Main House = 71 Sq M/764 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 75 Sq M/807 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	57	83
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	50	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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