



5 Waterloo Terrace

, Shildon, DL4 1AU

Reduced to £44,950



Available for sale with vacant possession, we offer this two bedroom terraced home situated in a pleasant part of Shildon. In our opinion this is an ideal **FIRST TIME BUYER** home or for those seeking an **INVESTMENT**, it offers potential for a great yield. If your an investor looking for buy to let property we can introduce you to a charity who would want to take this property on a 5 year lease with guaranteed rent for the length of the tenancy. In brief, the accommodation comprises entrance, lounge, dining kitchen and bathroom. To the first floor are two bedrooms. Externally there is an enclosed rear yard. Small buyer premium applies.



LOCATION

Shildon provides a variety of local amenities, including shops, schools, and recreational areas. Hackworth Park, is a popular green space perfect for walks, leisure activities, and family outings. With local conveniences like supermarkets, healthcare facilities, and primary schools nearby, the area is practical for families and individuals alike.

Shildon has seen regeneration in recent years, particularly in the area surrounding the railway heritage sites. Investing in a property here could benefit from future growth and improvements in infrastructure and amenities.

NEAREST STATIONS

Shildon Station 0.8 miles
Bishop Auckland Station 1.9 miles

NEAREST SCHOOLS

Thornhill Primary School State School Ofsted: Outstanding 0.1 miles
Timothy Hackworth Primary School State School Ofsted: Good 0.4 miles

COMPARABLE PROPERTIES

18, East View Terrace, Shildon, County Durham DL4 1EP. SOLD 2 bed, Terraced £64,000 29th April 2024 Freehold
5, Osborne Street, Shildon, County Durham DL4 1JU. SOLD 2 bed, Terraced £56,000 26 Apr 2024 Freehold
23, Pearl Street, Shildon, County Durham DL4 1JB. SOLD 2 bed, Terraced £58,500 17 Nov 2023 Freehold

CONTACT US

Via Email: rebecca@vigeopropertyhub.co.uk

Via Telephone: 0191 7070041

Monday to Friday 9:00 am to 5:00 pm

DISCLAIMER - IMPORTANT

- Vigeo Property Hub Ltd do not give Financial or Legal advice. Any information or communication should not be construed as such.
- Vigeo Property Hub Ltd cannot be held responsible for any losses incurred or failure of the client to take professional and legal advice.
- Please note due to the nature of our instructions the description and photographs are for guidance only. Therefore it is very important that you seek professional advice from a surveyor, solicitor and accountants etc before proceeding.
- Vigeo Property Hub Ltd can provide a personalised site visit if required.
- Vigeo Property Hub Ltd do not test any equipment or carry out building surveys at the property and are unable to give any warranty as to the condition and working order of appliances, heating systems, electrics or construction.
- The information provided in the sales sheet is for general guidance only. All figures are approximate and provisional. Condition/furnishings may be subject to change. All information are the findings of our due diligence. Please make sure you complete your own due diligence to satisfy your needs
- Vigeo Property Hub Ltd cannot guarantee rental incomes, future valuations or post-sales values. Property values can fall as well as rise, rental incomes can decrease and void periods can occur.

PROPERTY REDRESS SCHEME

Vigeo Property Hub Ltd are members of the Property Redress Scheme and subscribe to Property Redress Scheme Code of Practice

THIRD PARTY SUPPLIERS

We can refer to you a number of great experts: RICS Surveyor, Solicitors, Builders, Client Representative, Letting Agent/Estate Agent.

We are happy to introduce you to any of the mentioned experts to help you obtain any advice that we do not provide but for the avoidance of doubt, we do not make any representations as to their suitability and you are free at any time to use your own Third Party Suppliers.

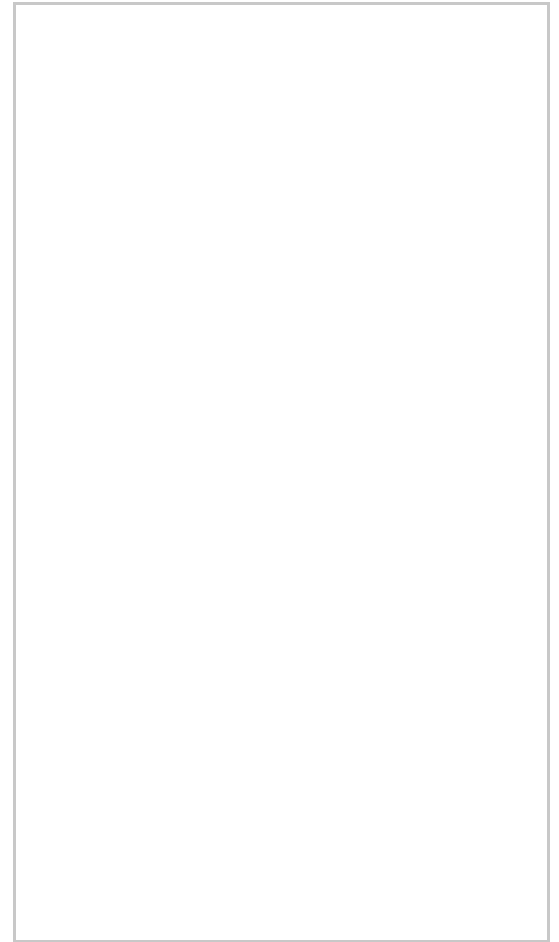
The engagement with the builder teams triggers the engagement with the associated Client Representative. Builder team cannot be provide without associated Client Representative and vice-versa. The client can agree to use their own builder team and Client Rep.

NB: The Client Rep and the builder team are a separate legal entity to Vigeo Property Hub Ltd, therefore the Client Rep and any refurbishment are subject to a separate agreement provided by the Client Rep Vigeo Property Hub Ltd is not liable for the Client Rep and refurbishment, which will be agreed between the client and the Client Rep.

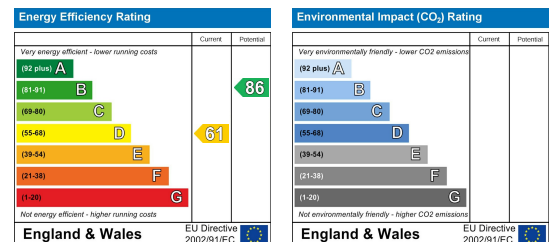
Area Map



Further Information



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Vigeo Property Hub Waverley Terrace, Sunderland, Tyne and Wear, SR4 6TA
Tel: 0191 7070041 Email: jeff@vigeopropertyhub.co.uk