Bouch Street, Shildon, DL4 2JW

Price guide £35,000

estates
'The Art of Property'

Bouch Street, Shildon, DL4 2JW
Price guide £35,000
Council Tax Band: A

THIS AUCTION WILL CONCLUDE ON FRIDAY 23RD OCTOBER 2026 @ 2.30 PM.
Centrally located to town of Shildon, this COMPETITIVELY PRICED property presents an excellent investment opportunity, currently SOLD WITH A SITTING TENANT. Currently, the property is occupied by a sole tenant who is a full-time worker, paying £395 per calendar month. This arrangement not only provides immediate rental income but also reflects the rental demand in the area.

The property features two well proportioned reception rooms, providing ample space, a modern kitchen designed for convenience, and a ground floor bathroom that adds practicality to the home.

Upstairs, you will find two good-size bedrooms, with the principal bedroom being particularly spacious, and the property is well presented with neutral decoration throughout.

This home benefits from UPVC double glazing and gas central heating via a combi boiler, ensuring efficiency. Its convenient location allows for easy access to the A1(M), making commuting a breeze.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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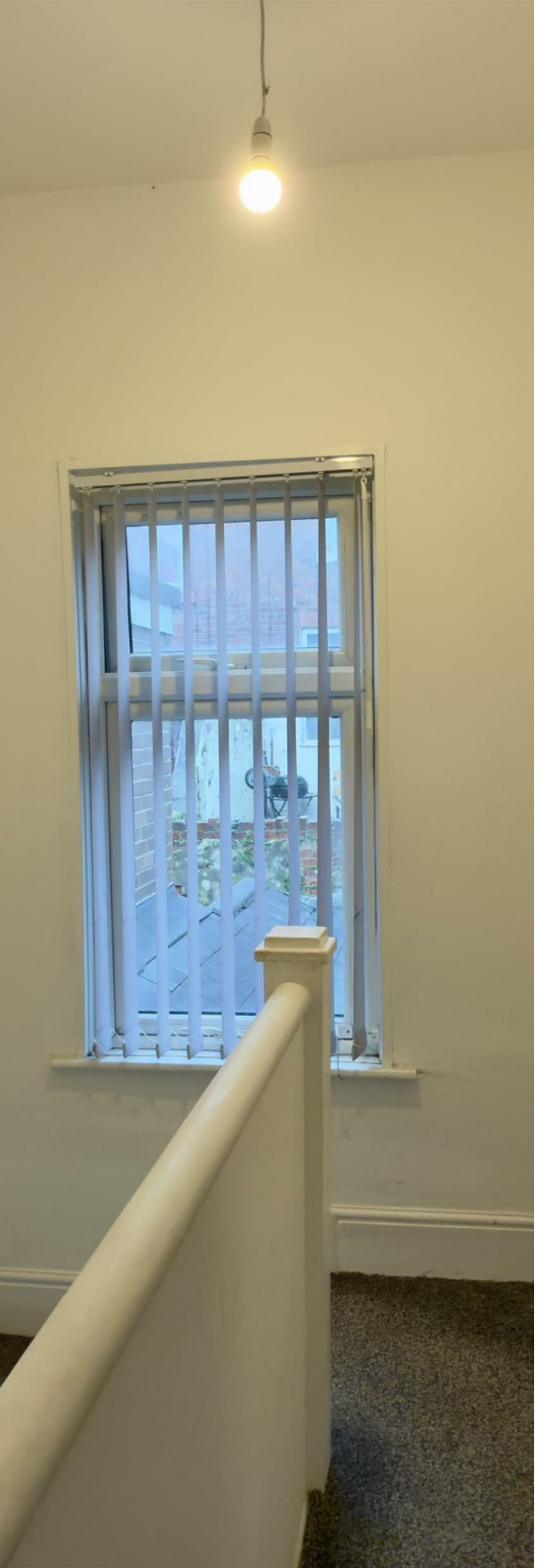
Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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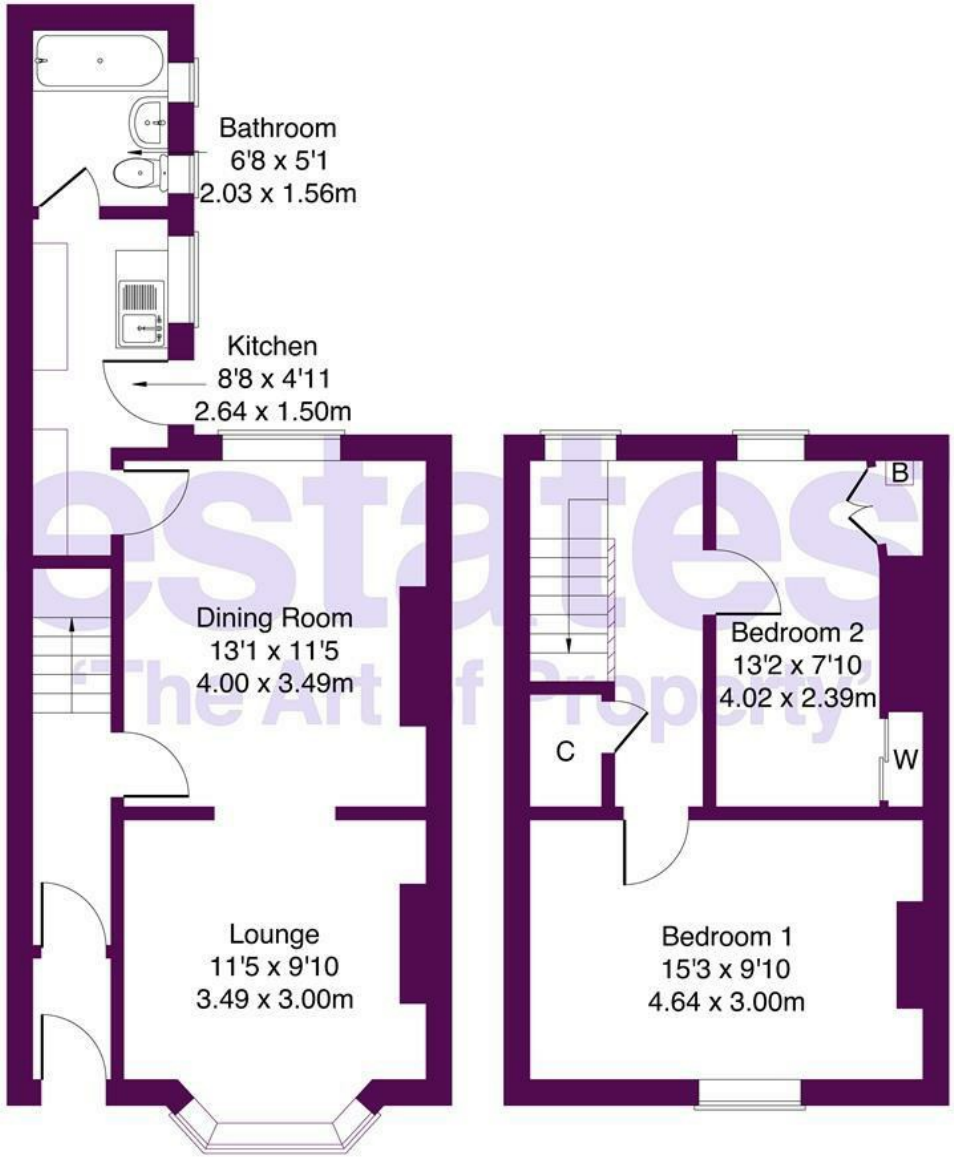
Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

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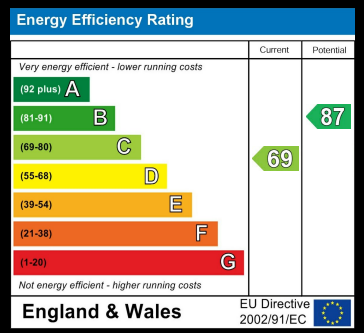
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