Bouch Street, Shildon, DL4 2JW
Offers in the region of £50,000

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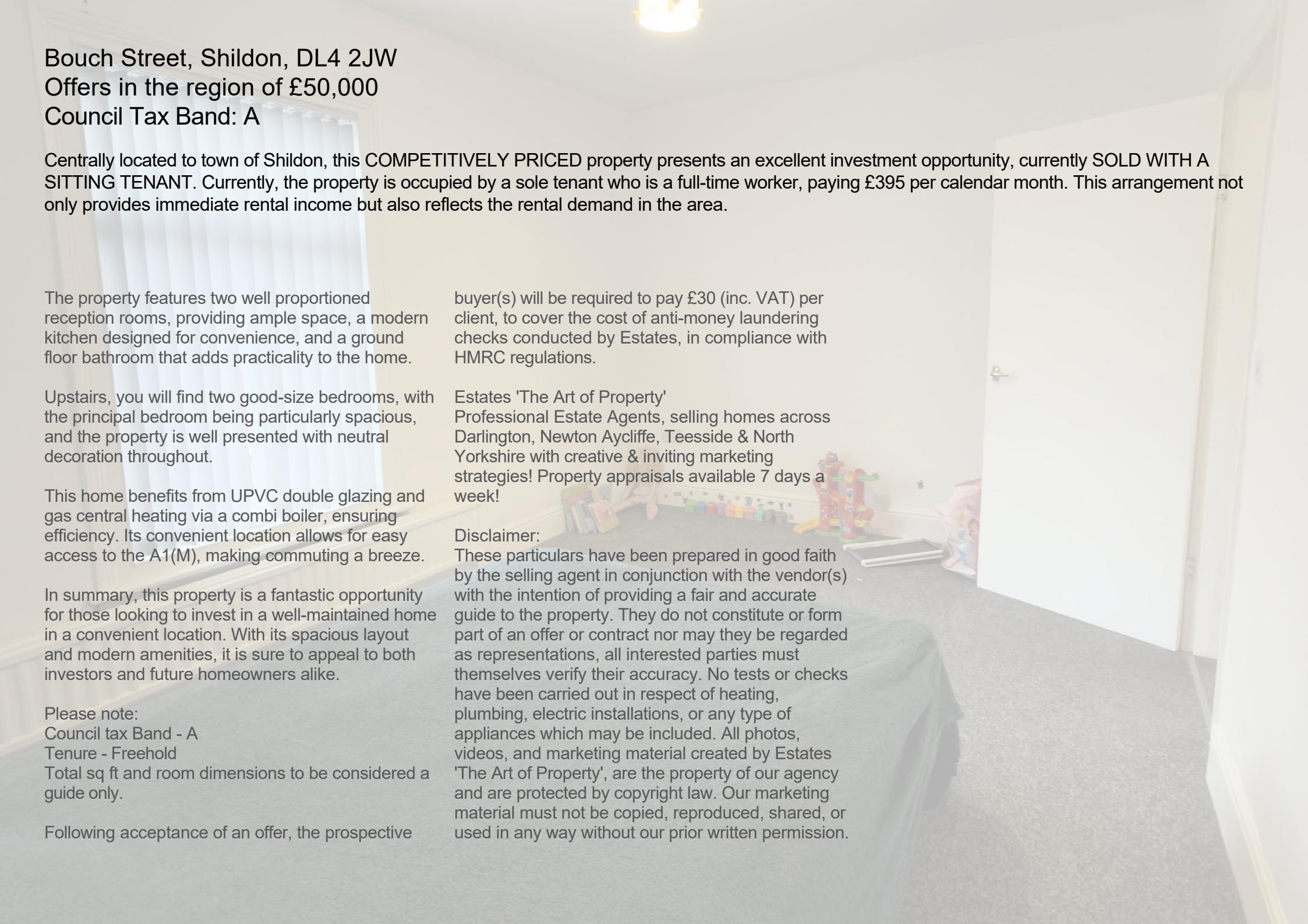

Bouch Street, Shildon, DL4 2JW
Offers in the region of £50,000
Council Tax Band: A

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.

In summary, this property is a fantastic opportunity for those looking to invest in a well-maintained home in a convenient location. With its spacious layout and modern amenities, it is sure to appeal to both investors and future homeowners alike.

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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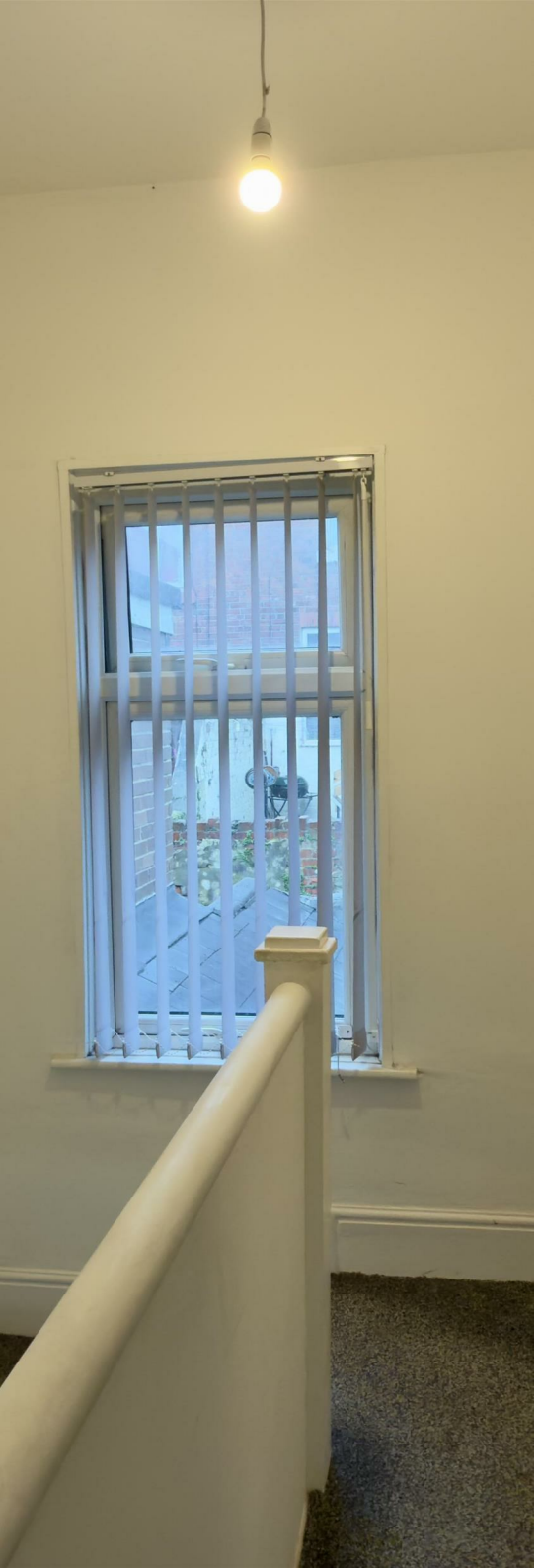
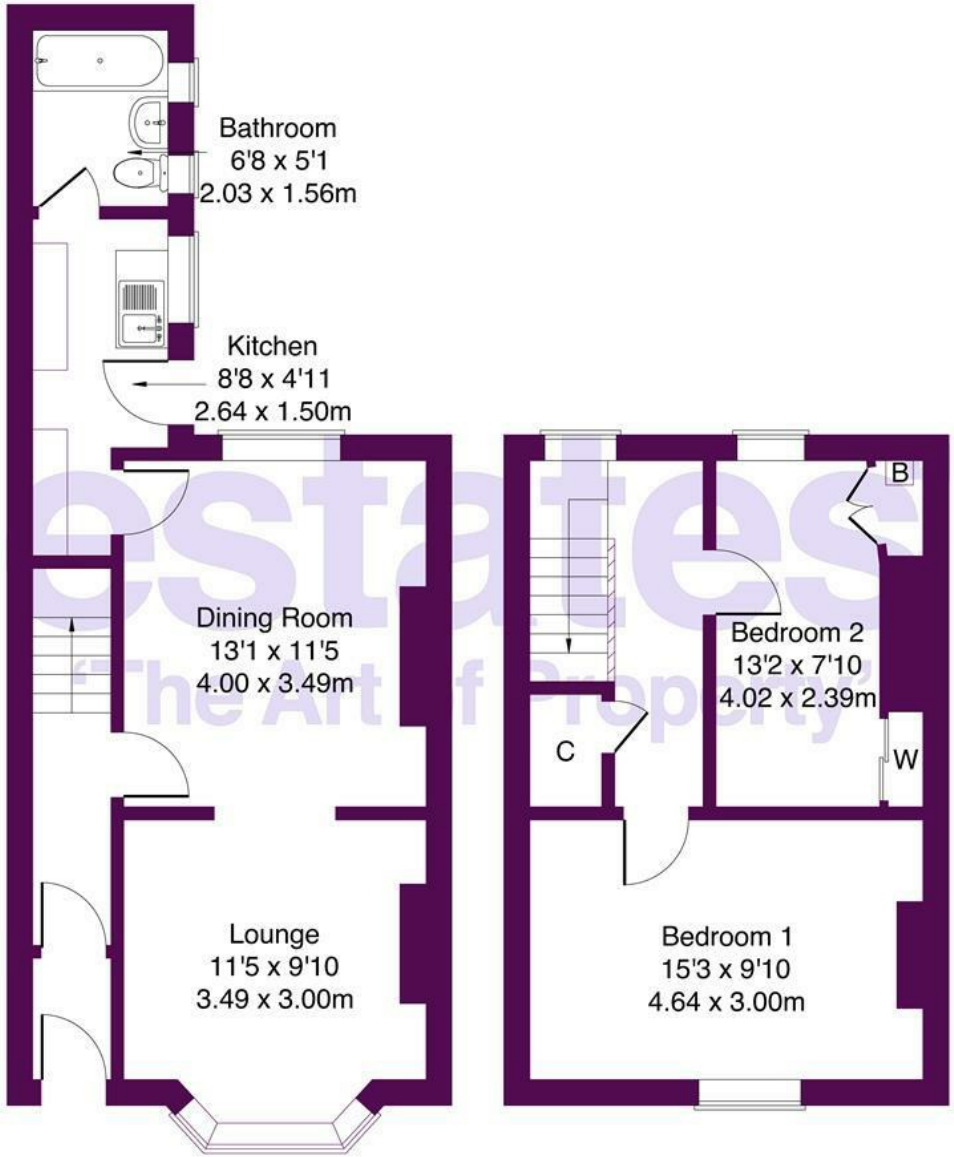


Bouch Street, Darlington, DL4 2JW

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



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026

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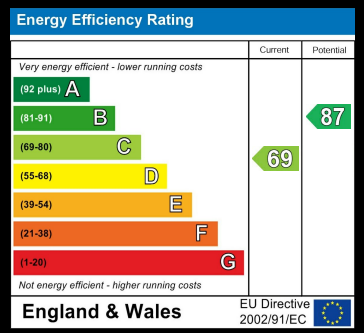
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