



**Main Street
Shildon
Durham
DL4 1AL**

Offers In Excess Of £71,000

bettermove

Main Street Shildon

Bettermove are proud to present this 1 bedroom mixed use property in Shildon.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the rear of the property.

The council tax band is A.

The interior of this property comprises a commercial unit on the ground floor and the first floor consists of a 1 bedroom self contained flat.

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 the A6072, Shildon train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





37 MAIN STREET, SHILDON

Not to scale for general guidance only.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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