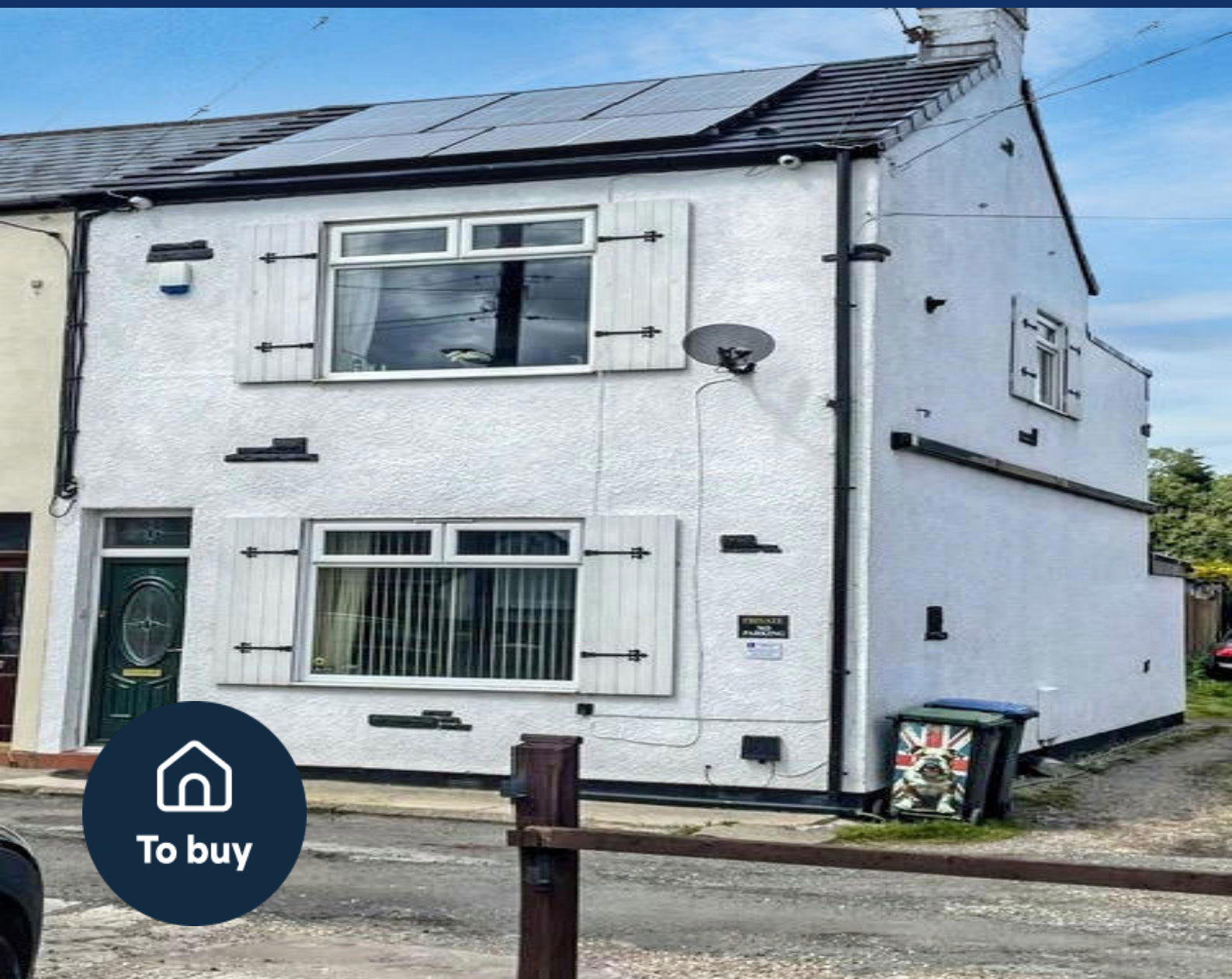




3 bed end of terrace house to buy in DH6

Farm Road, Shotton Colliery, Durham,
Durham, DH6 2JF

£180,000

 x 3  x 2  x 1

Tenure

Freehold

Property features

- ✓ Three Bedrooms End Terraced
- ✓ Ideal Family Home
- ✓ Recently Refurbished (10 Year Full Repair Warranty)
- ✓ Two Single Garages & Double
- ✓ EPC Rating B

Double Garage parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to present this three-bedroom Rare Opportunity To Purchase a Eco-Farmhouse, situated on Fleming Field, Farm Road, Shotton Colliery.

****Rarely Available Family Home With A lot Of Benefits** ** Approved Planning Permission** **Hot Hub****

****New Roof With 10 Year Full Free Repair Warranty & Backed with CPA guarantee worth £10,000** **New Solar Panels, New Heating & Hybrid System with WIFI Thought The Property with 6 year warranty.** **New 24 Hour CCTV & Alarm System ** ** New Purified Air System** ** New SMEG Appliances In Kitchen Included** ** New Modern Fitted Bathroom** ** New Modern Electric System 2025 Regulations ** **New Garage With 10 Year Warranty** ** New Double Rainfall Shower With 10 Year Guarantee****

**** New Downstairs W/C** ** New High Security Gate Fitted To The Rear Door*****

**** Planning Permission Granted For First floor rear extension Reference DM/25/02680/FPA****

This lovely home is ideally positioned for easy access to local shop, amenities, excellent schools, and convenient transport links.

The property briefly comprises a porch, opening up to a spacious living room, kitchen and dining area.

To the first floor are three bedrooms and family bathroom. The loft space is boarded out and can be accessed via a pull down ladder.

Externally, the property benefits from two single garages and garden to the front elevation and courtyard to the rear elevation

This versatile home is an excellent opportunity for a variety of buyers, including growing families, first-time buyers, or investors.

Early viewing is highly recommended, please call our office to book your appointment

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £180,000

Property Type: End of terrace house

USPs: Garden

Parking: Double Garage, Driveway

Heating: Gas, Air Source Heat Pump

External Front

Off street and on street parking to the front elevation.

Porch

1.10m x 0.90m (3'7" x 2'11")

Access via UPVC door and tiled flooring.



Living Room

4.90m x 4.30m (16'0" x 14'1")

Double glazed window to the front elevation, gas fire, tv point, radiator and solid wood flooring.



Kitchen

4.80m x 4.70m (15'8" x 15'5")

Double glazed window to the rear and side elevation, a range of wall and base units with contrasting work surfaces, sink and drainer unit, all appliances from the smeg range and are included with the purchase of the property, plumbed for washing machine, tiled flooring and UPVC door leading to the courtyard.

Dining Area

4.80m x 4.70m (15'8" x 15'5")

Adjoining the kitchen, double glazed window to the rear elevation, radiator and tiled flooring.



W/C

Two piece suite comprising; low level w/c, wash basin with gold taps.



Landing

3.00m x 2.20m (9'10" x 7'2")

Located on first floor, carpet and access to bedrooms and family bathroom,



Bedroom 1

4.60m x 3.50m (15'1" x 11'5")

Double glazed window to the front elevation, fitted wardrobes, tv point, radiator and laminate flooring.



Bedroom 2

2.80m x 2.60m (9'2" x 8'6")

Double glazed window to the side elevation, fitted wardrobes, radiator and laminate flooring.



Bedroom 3

2.60m x 2.60m (8'6" x 8'6")

Double glazed window to the rear elevation, tv point, radiator and laminate flooring.



Bathroom

2.10m x 1.60m (6'10" x 5'2")

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with gold taps, walk-in shower featuring double overhead rainfall showerheads, radiator, cladded walls and tiled flooring.



Two Single Garages & Double Driveway

Allocated parking to the front elevation with running electric.

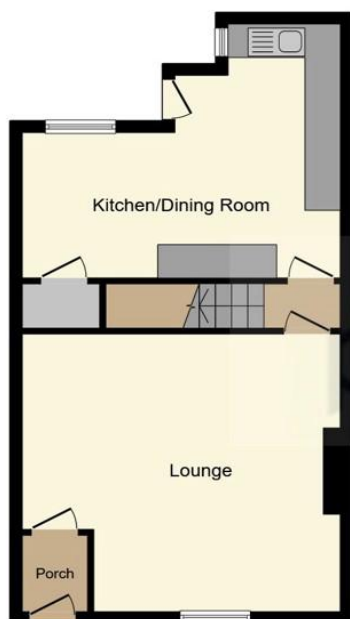
External Rear

Enclosed and low maintenance courtyard to the rear elevation.



Garden

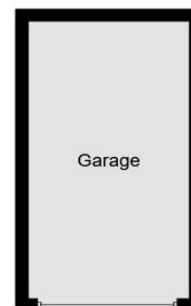
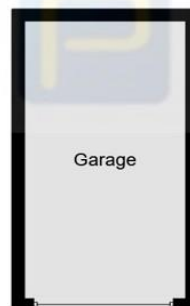
Located to the front elevation is a 12x8 hot tub hut, perfect for those who appreciate a luxurious outdoor space, it offers a green oasis to relax in, create a beautiful flower garden, or enjoy a morning cup of coffee.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Farm Road, Shotton Colliery, Durham, Durham, DH6 2JF

Contact your local branch today for more information on this property:

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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