



3 bed semi-detached house to buy in DH6

Bridge Road, Shotton Colliery, Shotton Colliery, Durham, DH6 2PQ

£139,950

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ No Onward Chain
- ✓ Three Bedroom Semi-Detached
- ✓ Open Plan Kitchen/Dining Room
- ✓ Utility Room & Ground Floor WC
- ✓ EPC Rating D

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

No Chain | Three Bedroom Semi-Detached Home | Detached Larger-Than-Average Garage | Generous Gardens | Open Plan Kitchen/Diner | Ground Floor WC | Ideal First-Time Buy or Family Home | Investment Opportunity | Excellent Potential to Extend or Develop (Subject to Planning Permission)

Pattinson Estate Agents are delighted to welcome to the sales market this well-presented three-bedroom semi-detached home, ideally situated within the popular residential area of Shotton Colliery, County Durham. Offered with no onward chain, this spacious property is perfectly suited to first-time buyers, growing families and buy-to-let investors alike.

Upon entering the property, you are welcomed by a bright entrance hallway leading into the spacious lounge, offering an abundance of natural light and creating the perfect space for everyday family living, entertaining guests or simply relaxing.

To the rear of the property is a spacious open plan kitchen/dining room, fitted with a range of wall and base units providing ample storage and workspace. The dining area offers an excellent space for family meals and entertaining, with access to the rear utility room and convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, all decorated in neutral tones and benefiting from plenty of natural light. The modern family shower room is fitted with a walk-in shower, wash hand basin and low-level WC.

Externally, the property enjoys a generous front garden and an enclosed private rear garden, providing excellent outdoor space for children, pets and summer entertaining. Completing the outdoor space is a detached larger-than-average single garage, offering excellent storage, workshop potential or secure off-street parking.

Occupying a generous plot, this property also offers excellent scope to extend, reconfigure or further develop (subject to the necessary planning permissions), allowing buyers the opportunity to create their ideal long-term family home while adding future value. Whether you're looking to add additional living accommodation, create a larger open-plan layout or simply put your own stamp on the property, the possibilities are plentiful.

Perfectly positioned within walking distance of local shops, schools and everyday amenities, the property also offers excellent transport links via the A19, providing easy access to Durham City, Sunderland and the wider North East. The stunning Durham Heritage Coast is also just a short drive away.

Early viewing is highly recommended to fully appreciate the space, versatility and outstanding potential this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £139,950

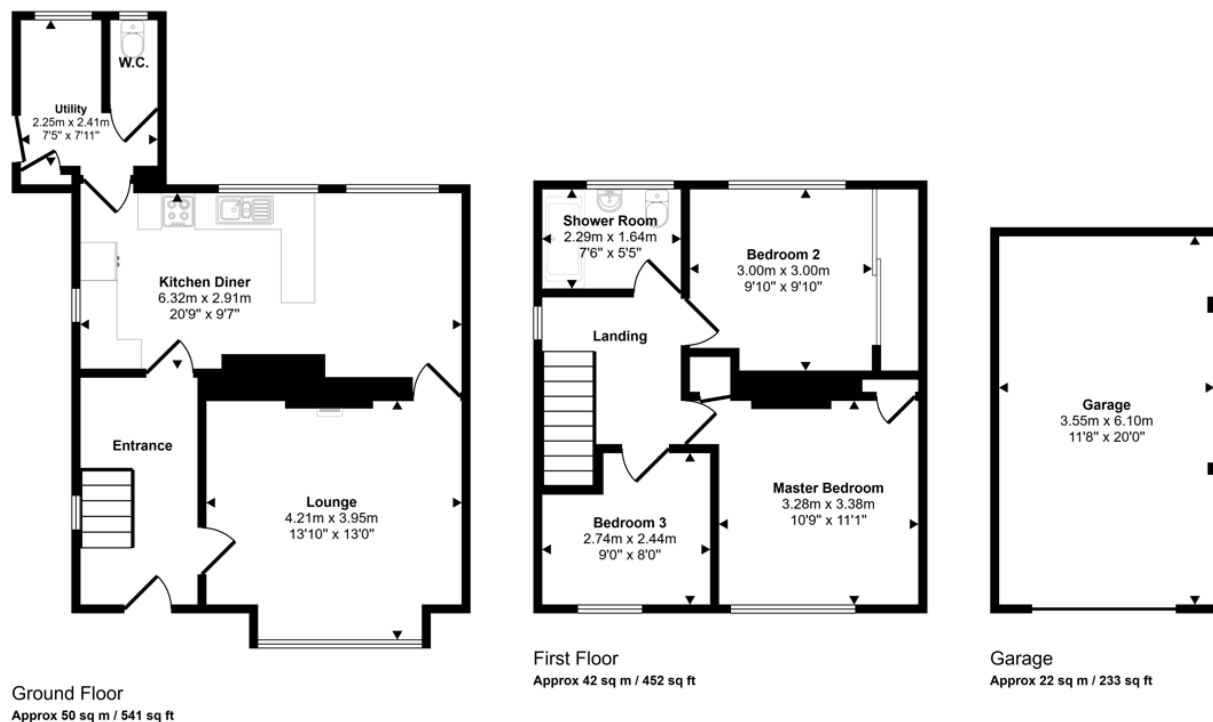
Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Approx Gross Internal Area
114 sq m / 1226 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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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