



### 3 bed semi-detached house to buy in DH6

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

# £139,950

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ No Onward Chain
- ✓ Three Bedroom Semi-Detached
- ✓ Open Plan Kitchen/Dining Room
- ✓ Utility Room & Ground Floor WC
- ✓ Modern Family Shower Room

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ 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



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

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

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