

3 bed terraced house to buy in

Victoria Street, Shotton Colliery, Durham, Durham, DH6 2LD

£70,000

x 3 x 1 x 2

Tenure	Size
Freehold	**829 sq ft / 77 sq m**

On Street parking

Garden

Property features

- Ready to move into
- Multi-fuel burner
- Modern family bathroom
- Three well-proportioned
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

A fantastic, move-in-ready home boasting a 16ft living room with multi-fuel burner, three generous bedrooms, a useful loft room and a gated rear yard with parking potential – with an attractive investment opportunity offering potential rental income of £600 per month!

An excellent opportunity to purchase this well-presented mid-terraced property on Victoria Street, Shotton Colliery, ideally suited to first-time buyers, families or investors alike.

Investment opportunity: The property offers potential rental income of approximately £600 per month (£7,200 per annum), representing an attractive potential annual rental yield of up to 10.3%, based on the purchase price.

The property offers generous living accommodation, featuring a welcoming entrance hallway leading to an impressive 16ft living room with a multi-fuel burner, creating a cosy and inviting space. Double doors open into the kitchen/dining area, fitted with a range of modern wall and base units, complementary work surfaces and integrated appliances, providing an ideal space for everyday living and entertaining.

To the rear, the property benefits from a modern family bathroom fitted with a contemporary three-piece suite, along with access to the enclosed rear yard. Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. A pull-down ladder provides access to a useful loft room, offering additional versatile space for storage, hobbies or a home workspace, subject to any necessary consents.

Externally, there is a low-maintenance rear yard with double gates offering potential for off-street parking, together with a useful storage shed.

Further benefits include gas central heating and a Baxi boiler installed in 2023, which comes with a warranty. Conveniently situated close to local amenities, schools, transport links and commuter routes, this property offers comfortable and practical living in a well-established community.

Early viewing is highly recommended to fully appreciate the space, character and excellent presentation this lovely home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Terraced House

Build Size: 77 sq m

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

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Ground Floor
Approx. 471.77 sq. ft (43.83 sq. m)

First Floor
Approx. 357.05 sq. ft. (33.17 sq. m)

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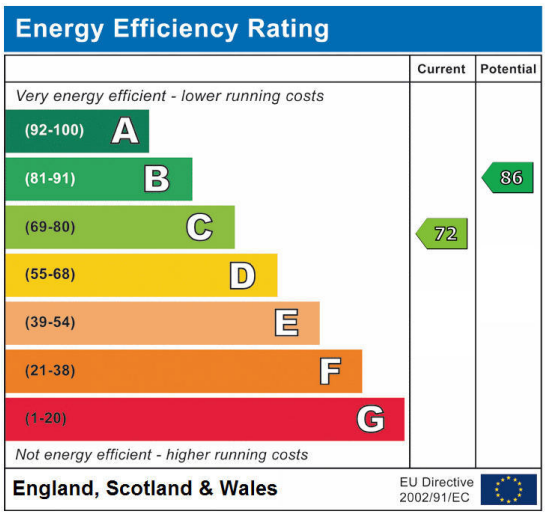
Approximate **Total Area**

828.82 sq. ft
(77.00 sq. m)

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Total Area: 828.82 sq. ft (77.00 sq. m)

Floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. Where shown, the layout and dimensions are for guidance only. Produced by Pattinson Property.



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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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