



2 bed terraced house to buy in

Dene Terrace, Shotton Colliery, Durham,
Durham, DH6 2QX

£45,000

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Garden

Property features

- ✓ No Onward Chain
- ✓ Potential Rental Income of £550
- ✓ Ideal First Time Buyer or Investment Opportunity
- ✓ Two Bedroom Terraced Home
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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

No Chain | Two Bedroom Terraced Home | Ideal First Time Buy or Investment | Potential Rental Income of £550 PCM | Popular Shotton Colliery Location

Pattinson Estate Agents are pleased to offer for sale this two-bedroom terraced home, situated in the popular village of Shotton Colliery.

Offered to the market with no onward chain, this property is an ideal purchase for first-time buyers or buy-to-let investors, with a potential rental income of approximately £550 PCM.

The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen and family bathroom to the ground floor. To the first floor are two well-proportioned bedrooms.

The property further benefits from gas central heating and double glazing throughout.

Conveniently located close to local shops, schools and everyday amenities, the property also offers excellent transport links via the A19, providing easy access to Durham, Sunderland, Hartlepool and the surrounding areas.

Early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: £45,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Dene Terrace, Shotton Colliery, Durham, Durham, DH6 2QX

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

