



To buy

4 bed detached house to buy in

Waverley Close, Shotton Colliery, Durham,
Durham, DH6 2YQ

£270,000

 x 4  x 2  x 1

Tenure

Freehold

Property features

- ✓ Four Bedrooms Detached
- ✓ No Onward Chain
- ✓ Open-Plan Living Room & Dining
- ✓ Downstairs W/C
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ 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 welcome for sale this impressive four-bedrooms detached property situated on Waverley Close, Shotton Colliery.

The property briefly comprises : entrance way, living room, dining room, kitchen and w/c are located on the ground floor. Four bedrooms, bedroom one and two with en-suite and family bathroom are located on the first floor.

Externally the property offers a grassed garden, double garage and driveway with ample parking space to the front elevation. Fully enclosed, well presented and south facing garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: E

Tenure: Freehold

Price: £270,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

External Front

Grassed area, block paved driveway with ample parking and access to the double garage.



Entrance Way

Access via composite door, radiator and laminate flooring.



Living Room

Double bay window to the front elevation, tv point, radiator and laminate flooring.



Dining Room

Adjoining the living room, radiator, laminate flooring and sliding door leading to the garden.



Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, radiator, electric hob, built in island with wine chiller, plumbed for dishwasher and tiled flooring.



W/C

Two piece suite comprising; low level w/c, wash basin with taps, radiator and laminate flooring.



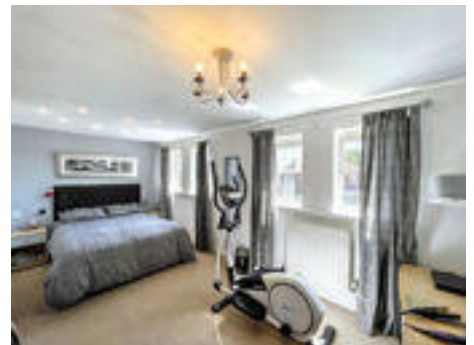
Landing

Access to the loft, radiator and carpet.



Bedroom 1

Double glazed windows to the rear elevation, tv point, radiator and carpet.



En-Suite

Double glazed window to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, walk in shower radiator and tiled flooring.



Bedroom 2

Double glazed windows to the front elevation, radiator and carpet.



Bedroom 3

Double glazed window to the rear elevation, radiator and carpet.



Bedroom 4

Double glazed windows to the front elevation, storage cupboards, radiator and carpet.



Bathroom

Double glazed window to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, radiator and tiled flooring.



External Rear

Fully enclosed, well presented and south facing garden to the rear elevation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(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

Waverley Close, Shotton Colliery, Durham, Durham, DH6 2YQ

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.

