



4 bed semi-detached house to buy in DH6

A J Cook Terrace, Shotton Colliery, Shotton Colliery, Durham, DH6 2PR

£105,000

 x 4  x 1  x 1

Tenure

Freehold

Property features

- ✓ Four Bedroom Semi-Detached Family Home
- ✓ Versatile Loft Room
- ✓ Family Bathroom with Roll Top
- ✓ Generous South Rear Garden
- ✓ EPC Rating C

On Street parking

Garden

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

Spacious Four Bedroom Semi-Detached Home | Additional Loft Conversion | Newly Installed Gas Combi Boiler | Modern Kitchen with Patio Doors to Rear Garden | Ground Floor Family Bathroom | Generous Enclosed Rear Garden | Large Timber Storage Shed | EPC Rating C | Ideal First-Time Buyer or Family Home

Pattinson Estate Agents are delighted to welcome to the sales market this spacious and well-presented four-bedroom semi-detached home, ideally situated within the popular residential village of Shotton Colliery. Offering generous living accommodation, off-road parking and a useful loft conversion, this fantastic property is perfectly suited to first-time buyers, growing families or those looking for additional space.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious lounge, enhanced by a feature bow window allowing plenty of natural light to flood the room. To the rear of the property is a well-appointed fitted kitchen, offering a range of wall and base units with integrated electric oven and ceramic hob, together with double patio doors opening directly onto the rear garden—ideal for family life and entertaining. Completing the ground floor is a stylish family bathroom fitted with a white suite, including a beautiful roll-top bath.

To the first floor are four well-proportioned bedrooms, offering flexible accommodation for families, home working or guest rooms. A drop-down loft ladder provides access to a versatile loft conversion, perfect for storage, a hobby room or additional occasional living space.

Externally, the property benefits from front garden with potential to add off-road parking. To the rear is a generous enclosed garden featuring a large paved patio, lawned area and an impressive timber storage shed measuring approximately 3m x 2.8m, providing excellent external storage or workshop potential.

Further benefits include UPVC double glazing throughout, gas central heating via a newly installed combi boiler, and an EPC Rating of C, ensuring improved energy efficiency.

Ideally positioned close to local shops, schools, amenities and excellent transport links, including the A19, this superb home offers easy access to Durham, Sunderland and Hartlepool, making it an excellent choice for commuters.

Early viewing is highly recommended to fully appreciate the size, versatility and excellent location of this fantastic family home.

Council Tax Band: A

Tenure: Freehold

Price: £105,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External Front



Entrance Hall

Lounge



Kitchen Diner



Family Bathroom



Room



Landing



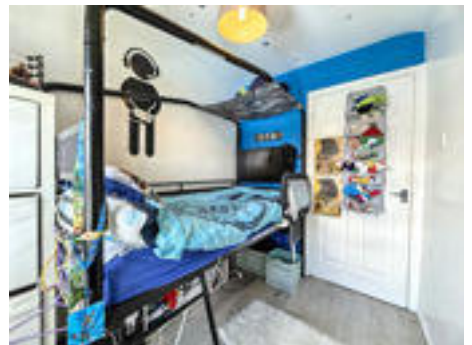
Bedroom One



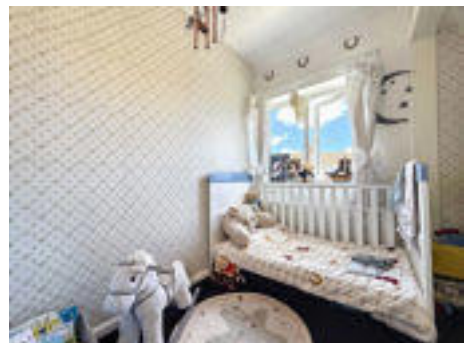
Bedroom Two



Bedroom Three



Bedroom Four

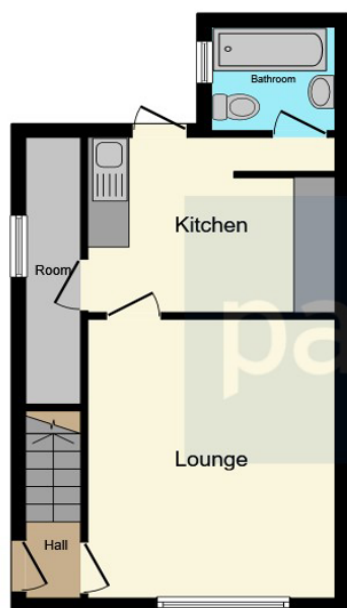


Loft Room



External Rear

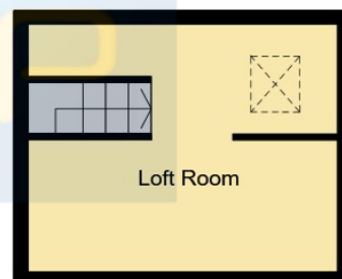




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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