

3 bed terraced house to buy in

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

£74,995

x 3 x 1 x 2

Tenure	Size
Freehold	**969 sq ft / 90 sq m**

On Street parking

Garden

Property features

- Full-Width Rear Extension
- Offered With No Onward Chain
- Impressive 968.8 Sq. Ft.
- Large Open-Plan Downstairs Living Space
- Two Reception Areas

Key Information

- Council Tax: Band A
- 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 THREE BEDROOM FAMILY HOME – FULL-WIDTH REAR EXTENSION – BEAUTIFULLY MAINTAINED – NO ONWARD CHAIN

Pattinson Estate Agents are delighted to welcome to the market this exceptionally well-maintained three-bedroom family home, situated in a quiet and popular residential location in Shotton Colliery, Durham. Offered for sale with NO ONWARD CHAIN, this property provides an excellent opportunity for families, first-time buyers and investors alike.

Having been thoughtfully extended across the full width of the rear, the property offers an impressive 968.8 sq. ft. of living accommodation, providing generous and versatile space throughout.

The ground floor boasts a large open-plan living area, creating a fantastic space for modern family living, alongside two reception areas offering flexibility for relaxing, dining or entertaining. The property has also benefited from upgraded electrical and heating systems, adding further appeal.

To the first floor are three good-sized bedrooms, all offering comfortable accommodation, together with a recently refitted shower room finished to a modern standard.

Externally, the property continues to impress with a low-maintenance rear garden, ideal for enjoying the outdoors without the upkeep, while ample parking is available to the rear.

For investors, the property also offers an attractive opportunity, with potential rental income of £700 per calendar month (£8,400 per annum), making this an appealing addition to a buy-to-let portfolio.

This is a fantastic opportunity to purchase a spacious and well-cared-for family home, offering generous living accommodation and excellent investment potential. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £74,995

Property Type: Terraced House

Build Size: 90 sq m

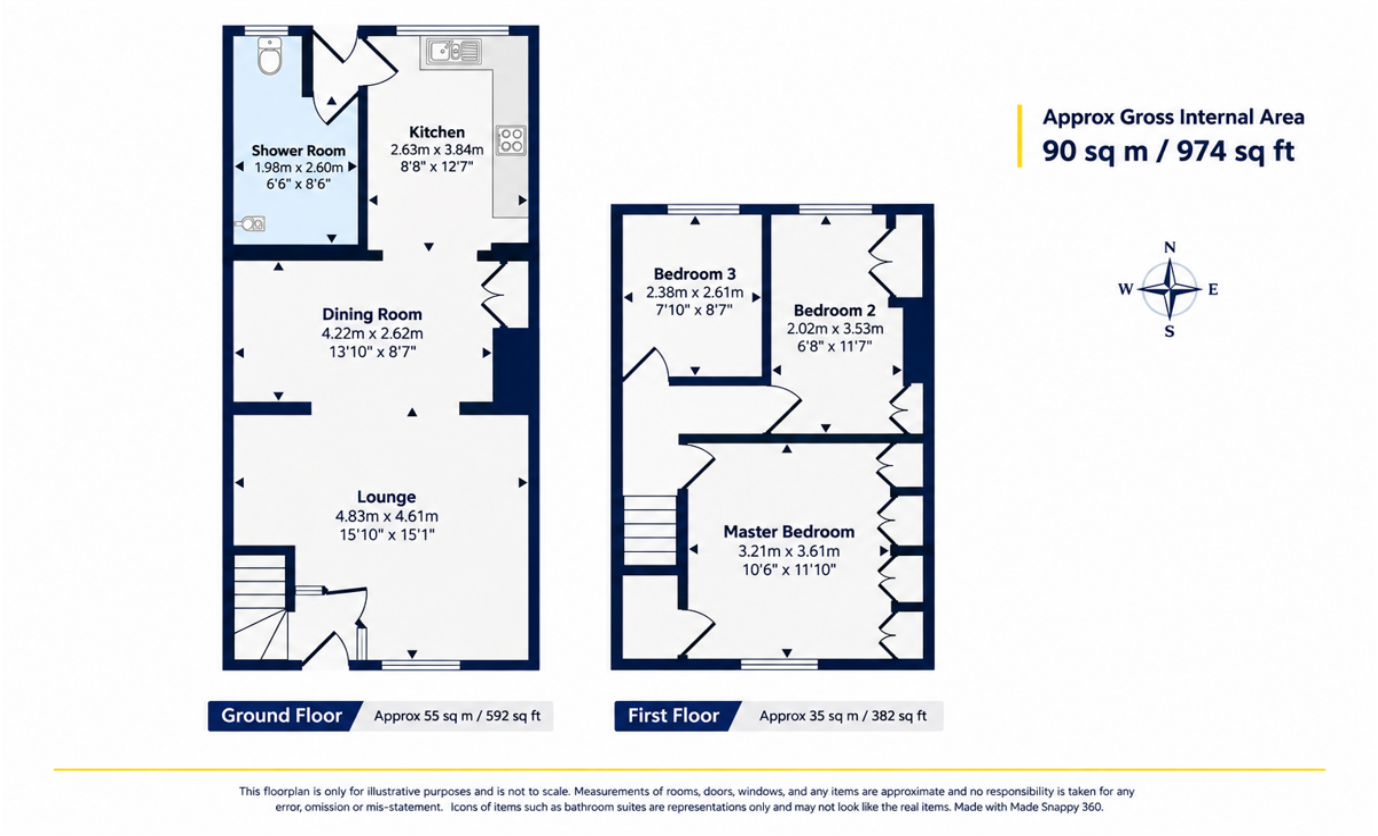
USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water



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

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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