



Salters Lane

Shotton Colliery, Shotton Colliery DH6 2PU

- SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE BOW WINDOW
- SHOWER ROOM
- WELL LAID AND STOCKED GARDENS
- GAS CH & UPVC DOUBLE GLAZING
- 3 BEDROOMS
- EXTENSIVE KITCHEN
- GATED BLOCK PAVED DRIVEWAY
- RECENTLY RE-WIRED
- NO ONWARD CHAIN

Offers In The Region Of £125,000



Council Tax Band: A EPC Rating:

FULL DESCRIPTION

Semi detached house available with no onward chain. This is a perfect first time buyer home or investment opportunity.

It is worth noting this property has previously been used as an Airbnb and attracted an annual income of £34,000PA.

Accessed via a composite entrance door to the the internal hallway, lounge with feature bow window, extensively fitted kitchen with space for a breakfast table and rear entrance lobby . Stairs from the hallway lead to the first floor landing with 3 bedrooms and shower room.

Externally there is a block paved driveway to the front providing off road parking as well as a laid lawn area with walled boundary. The rear garden is enclosed with a laid lawn and paved patio area for outside dining.

Benefiting from gas central heating, UPVC double glazing throughout, recent re-wire with spot lighting to most rooms and white UPVC fascia and rainwater goods.

Shotton Colliery lies approximately 7 miles from Durham City Centre and is situated close to the A19 to provide good road links throughout the region.

Viewings are recommended.

ENTRANCE

Composite entrance door with exterior canopy above leading to the hallway with double radiator and stairs to the first floor.

LOUNGE

Stripped pine flooring, two radiators, two wall light points and a feature bow window.

KITCHEN

Extensive range of white floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Cooker point, extractor fan, plumbed for automatic washing machine, tiled splashbacks, tiled flooring, radiator, cupboard housing the central heating boiler and spot lighting. Within the room there is also space for a breakfast table.

REAR ENTRANCE LOBBY

Tiled flooring and UPVC rear entrance door accessing the garden.

FIRST FLOOR LANDING

BEDROOM 1

Stripped and waxed pine flooring, radiator and built-in storage cupboard.

BEDROOM 2

Stripped and waxed pine flooring and radiator.

BEDROOM 2

Stripped and waxed pine flooring and radiator.

SHOWER ROOM

White suite comprising, close coupled wc, pedestal wash hand basin, walk-in-in shower cubicle with electric shower and glass screen, radiator, heated towel rail, tiled splashbacks and flooring.

BLOCK PAVED DRIVEWAY

With wrought iron double gates to the front to provide off road parking.

GARDEN

Laid lawn to the front with mature planted borders and walled boundary. Whilst the rear garden has a hard standing leading to the laid lawn, paved patio area, outside tap and timber storage shed.

EPC.

EPC Rating -

EPC Link -

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

