



## 4 bed end of terrace house to buy in DH6

Milton Grove, Shotton Colliery, Durham, Durham, DH6 2RD

**£154,995** Offers Over

 x4  x2  x3

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- ✓ Four Bedrooms End Of Terraced
- ✓ Originally Two Houses Converted Into One
- ✓ Three Reception Rooms
- ✓ Two Family Bathrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome for sale this four-bedroom end of terraced property, situated on Milton Grove, Shotton Colliery.

Originally two houses which have been converted into one.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises: living room, reception room, dining room and kitchen are located on the ground floor. Four bedrooms and two family bathrooms are located on the first floor.

Externally the property offers a driveway to the front elevation. Fully enclosed and low maintenance garden to the rear elevation.

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 on 0191 5183521.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £154,995

Property Type: End of terrace house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Driveway to the front elevation.



## Living Room

Double glazed window to the rear elevation, tv point, radiator, laminate flooring and UPVC door leading to the kitchen.



## Dining Room

*5.00m x 3.60m (16'4" x 11'9")*

Double glazed window to the front elevation, storage cupboard, radiator and laminate flooring.



## Reception Room

*5.00m x 3.90m (16'4" x 12'9")*

Double glazed window to the rear elevation, radiator and laminate flooring.



## Kitchen

*4.90m x 3.50m (16'0" x 11'5")*

Double glazed window to the front elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, storage cupboard, electric cooker, oven, plumbed for washing machine, radiator, laminate flooring and UPVC door leading to the front elevation.



## Landing

2.90m x 2.60m (9'6" x 8'6")

Access to the loft, storage cupboard and carpet.



## Bedroom 1

4.90m x 4.00m (16'0" x 13'1")

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



## Bedroom 2

4.90m x 4.00m (16'0" x 13'1")

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



## Bedroom 3

4.60m x 2.70m (15'1" x 8'10")

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



## Bedroom 4

2.70m x 2.50m (8'10" x 8'2")

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

## Bathroom 1

2.50m x 1.90m (8'2" x 6'2")

Double glazed windows to the front elevation, three piece suite comprising; low level w/c, wash basin with mixer tap, walk in shower, radiator, partly tiles walls and tiled flooring.



## Bathroom 2

2.50m x 2.00m (8'2" x 6'6")

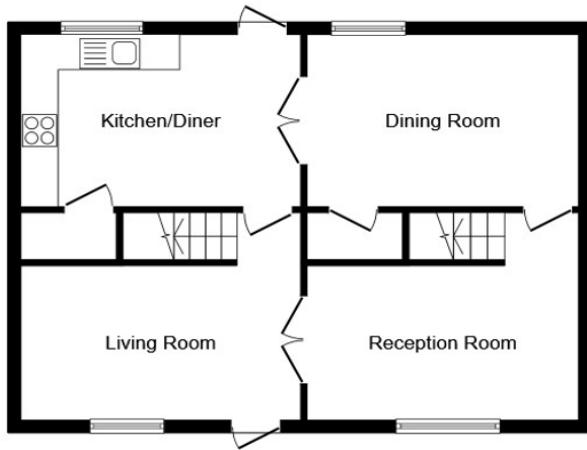
Double glazed windows to the front elevation, three piece suite comprising; low level w/c, wash basin with mixer tap, bath with overhead shower, radiator, partly tiles walls and tiled flooring.



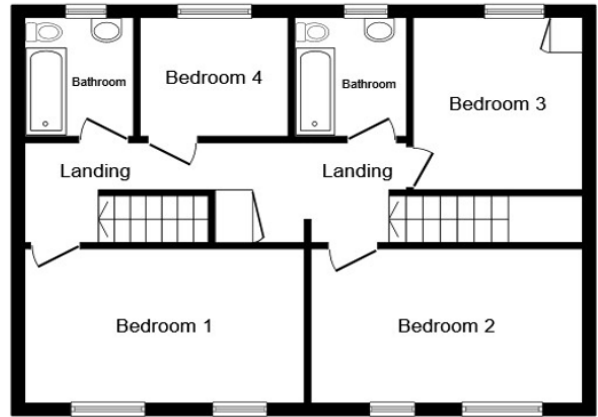
## External Rear

Large, fully enclosed and low maintenance garden to the rear elevation.





Ground Floor



First 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Milton Grove, Shotton Colliery, Durham, Durham, DH6 2RD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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