



## 2 bed terraced house to buy in

Brackenridge, Shotton Colliery, Durham,  
Durham, DH6 2QT

# £109,995

🛏 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Downstairs W/C
- ✓ Allocated Parking Space
- ✓ Front & Rear Garden
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this two-bedroom terraced property situated on Brackenridge, Shotton Colliery.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : porch, living room, kitchen/dining area and a downstairs w/c are located on the ground floor. Two bedrooms and a family bathroom are located on the first floor.

Externally the property offers grassed garden and allocated parking space to the front elevation. Enclosed, well presented and low maintenance 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: B

Tenure: Freehold

Price: £109,995

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

## External Front

Garden to the front elevation.



## Porch

0.00m x 0.00m (0'0" x 0'0")

Access via composite door, radiator and carpet.



## W/C

Two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, radiator and carpet.



## Living Room

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



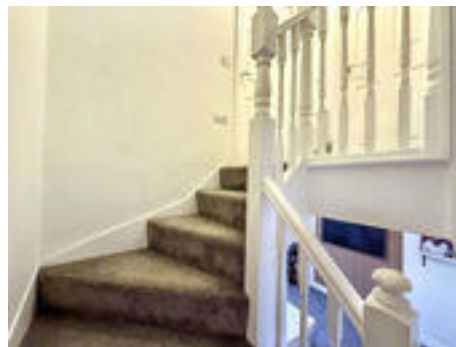
## Kitchen/Dining Area

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas cooker, oven, plumbed for a washing washer, dryer, dishwasher, integrated fridge, freezer radiator, tiled flooring and patio doors leading to the garden.



## Landing

Radiator and carpet.



## Bedroom 1

Double glazed window to the rear elevation, storage cupboard, but in wardrobes, tv point, radiator and carpet.



## Bedroom 2

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



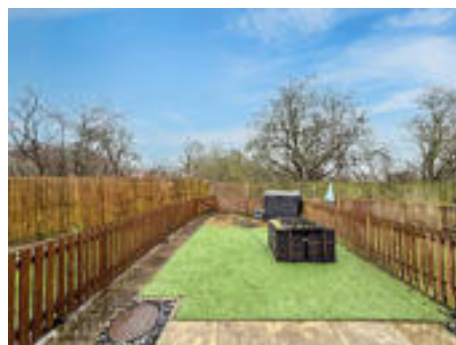
## Bathroom

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

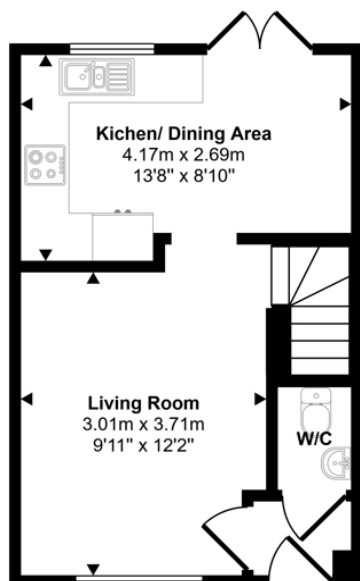


## External Rear

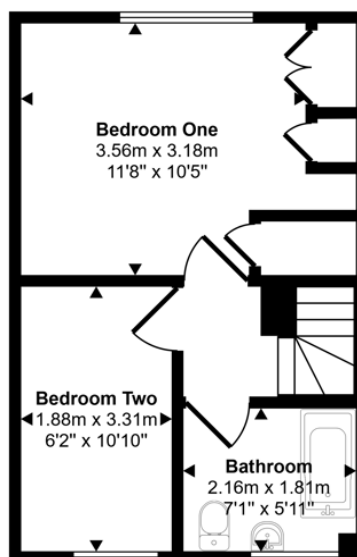
Enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
55 sq m / 594 sq ft



Ground Floor  
Approx 27 sq m / 293 sq ft



First Floor  
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            | 93        |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  | 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<br>2002/91/EC |           |

Brackenridge, Shotton Colliery, Durham, Durham, DH6 2QT

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

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