

Hegartys

SALES & LETTINGS



2 Bedrooms

Nestled within a popular residential area of Shotton Colliery this delightful two-bedroom terraced home offers bright, spacious and recently decorated accommodation throughout making it an ideal purchase for first-time buyers, small families, downsizers or investors alike.

Upon entering the property you are welcomed by a light and airy reception room creating a warm and inviting space to relax. The property has been recently decorated throughout providing a fresh, modern feel and allowing the next owner to move straight in with minimal work required.

To the rear the well-appointed kitchen flows seamlessly into a lovely conservatory providing additional living space and enjoying pleasant views over the generous rear garden. Whether used as a dining area, garden room or family space the conservatory is a wonderful addition to the home.

To the first floor are two generously sized bedrooms both flooded with natural light together with a beautifully presented family bathroom. Externally, the property boasts well-maintained front and rear gardens with the rear garden providing an excellent space for outdoor entertaining, children to play or simply relaxing during the warmer months. A shared parking facility offers convenient off-road parking for residents.

Ideally situated close to a wide range of local amenities, reputable schools, shops and excellent transport links this home is perfectly positioned for everyday convenience while remaining within easy reach of Durham, Sunderland and the surrounding areas.

Offering spacious accommodation, tasteful décor and a fantastic location this attractive home is sure to appeal to a variety of buyers. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Offers in the region

Hawthorn Terrace

Shotton Colliery, DH6

£76,950

EPC Rating: C

0191 512 4940 | sales@hegartyseas.co.uk | www.hegartyestateagents.co.uk
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception:

13'5" x 13'7" (4.1m x 4.14m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen:

6' x 17'3" (1.83m x 5.26m)

Vinyl Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Radiator

Conservatory:

5'3" x 9'2" (1.6m x 2.8m)

Tiled Flooring

Master Bedroom:

9'9" x 18'6" (2.97m x 5.64m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

10' x 10'5" (3.05m x 3.18m)

Carpeted Flooring, UPVC Window, Radiator

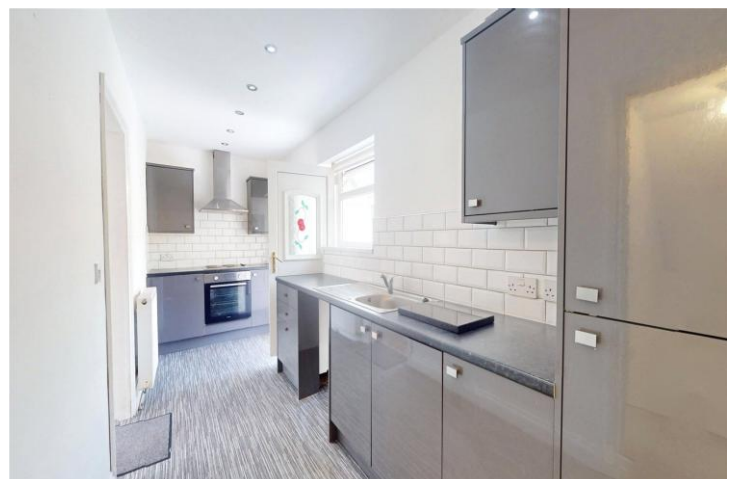
Bathroom:

6'1" x 6'8" (1.85m x 2.03m)

Vinyl Flooring, Cladded Walls, UPVC Window, W/C, Shower Cubicle, Washbasin with Mixer Tap, Spotlights, Towel Radiator

EPC: C

Council Tax Band: A, Durham



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Parking: Street

Tenure: Freehold

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

PARKING ARRANGEMENTS: Street

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link

https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

Tenure - Freehold

Viewing - By appointment through

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

www.hegartysestateagents.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract