

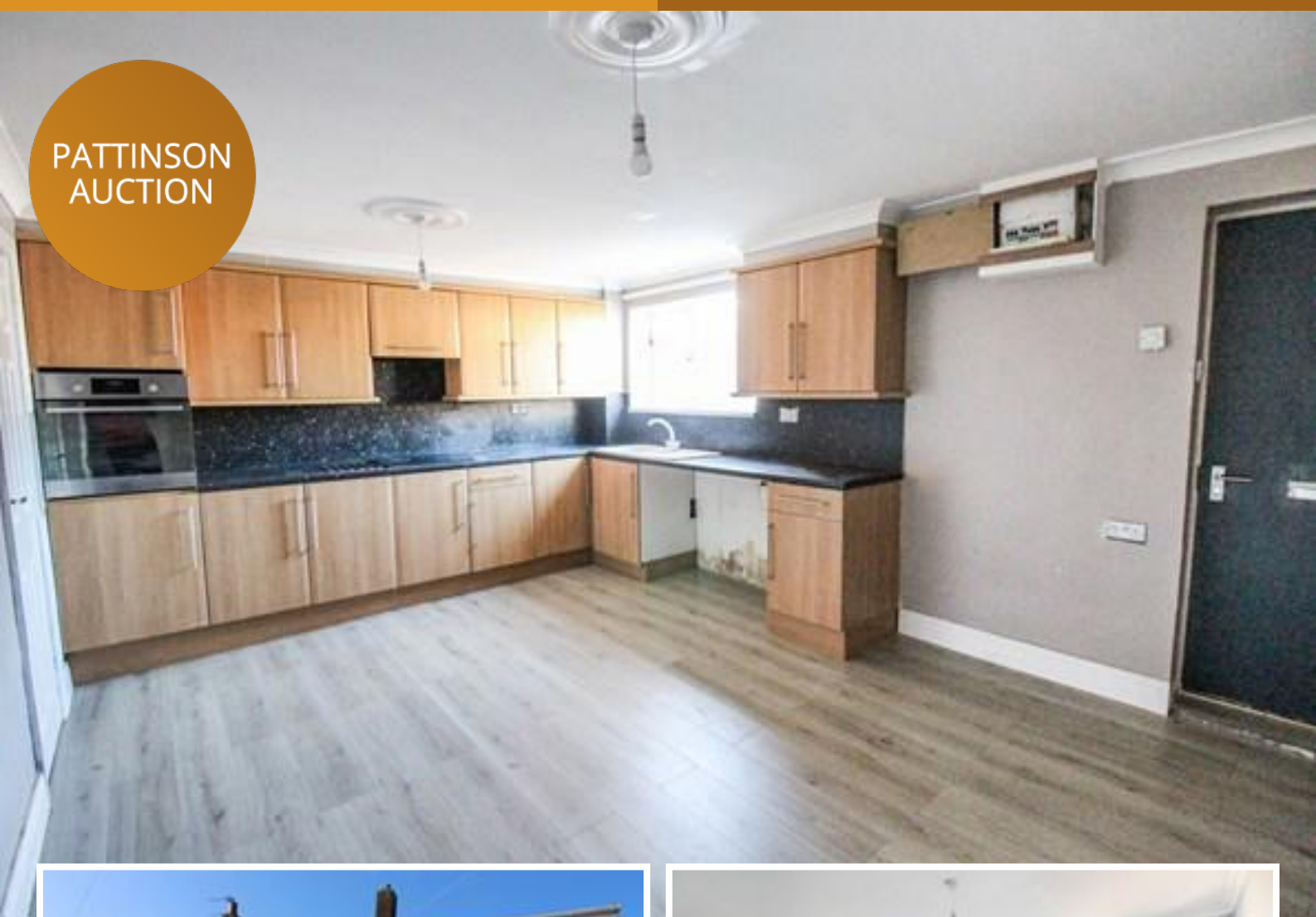
### 3 bed terrace to buy in DH6

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

**£60,000** Starting Bid

- ✓ Tenanted at 700pcm
- ✓ Fabulous Investment or First Time Buy
- ✓ Popular Location
- ✓ No Chain
- ✓ End Terraced Home

PATTINSON  
AUCTION



## Summary

- Property Type: Terrace - Bedrooms: 3 - Parking: Off Street - Central Heating: Gas
- Price: Starting Bid £60,000
- Tenure: Freehold

## Description

TO BE SOLD VIA Online Auction until 31/05/2023 11:50. Fees apply

\*\*\*TENANTED INVESTMENT\*\*\*

We are delighted to list this delightful end terraced home ideally placed for local amenities, schools and transport links to include major road routes on both North and South on the A19.

Family sized accommodation is on offer with a good size lounge with french doors, leading to a garden with off street parking. The kitchen/diner is modern with integrated hob, oven and a large under stair cupboard could double up as a storage/pantry. To the first floor three good size bedrooms and a family bathroom with vanity storage.

Externally the rear garden has double gates for parking and is low maintenance. To the front there is an enclosed courtyard.

As an investment this home would be great for any landlord wishing to expand their portfolio or any first time buyer looking to take the first step on ladder.

Council Tax Band: A

Tenure: Freehold

### Kitchen/Diner

5.00m x 3.70m (16'4" x 12'1")

Accessed via a wooden door and UPVC double glazed window with front aspect. With a range of wall and floor units with contrasting worktops and splashbacks, composite sink and drainer with mixer tap, plumbing for washing machine, space for tumble drier and under stair storage cupboard/pantry.



### Lounge

5.00m x 4.00m (16'4" x 13'1")

Part glazed UPVC double glazed door and french doors with rear aspect, radiator and laminate flooring.



### Internal hallway

Access to stairs leading to first floor.

### First Floor Landing

Storage cupboard housing gas combination boiler and loft access.

## Bedroom One

4.00m x 3.10m (13'1" x 10'2")

UPVC double glazed window with front aspect, radiator and laminate flooring.



## Bedroom Two

4.00m x 3.10m (13'1" x 10'2")

UPVC double glazed window with rear aspect, storage cupboard, radiator and laminate flooring.



## Bedroom Three

3.10m x 2.30m (10'2" x 7'6")

UPVC double glazed window with rear aspect, radiator and laminate flooring.



## External Front

An enclosed court yard with access to front entrance.

## External Rear

There is an enclosed garden with double gate for off street parking.




## Rear (Additional)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(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, Shotton Colliery, Durham, DH6 2RD

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.