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Elizabeth Place

Shotton Colliery, Durham, DH6 2XD

Offers Over £99,950



A DELIGHTFUL FAMILY HOME WITH LOVELY GARDEN ... Hunters are pleased to present to the market this wonderful three bedroom semi detached house situated within reach of the local shops, schools, Shotton industrial estate and the A19 which interconnects with all regional centres including Teesside, Sunderland and the historic City of Durham. The accommodation briefly comprises of a larger than average lounge, attractive dining kitchen with integrated appliances, three bedrooms, a stunning shower room, beautiful lower than average maintenance rear gardens and pleasant views to the front. EPC: C. Council Tax Band A. "No Chain"



Lounge 12'8" x 17'8" (3.85 x 5.39)

Situated at the front of the property this attractive larger than average principle reception room includes a popular double glazed bow window which provides pleasant views across the adjacent area of parkland, complimented with eye catching laminated flooring and an open staircase to the first floor. Accompaniments include an external double glazed door, a radiator and an impressive oak door leading into the dining kitchen.

Dining Kitchen 11'3" x 14'5" (3.44 x 4.4)

Beautifully presented, the dining kitchen offers a wealth of both wall and floor cabinets finished in Oak and contrasting granite effect work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window providing wonderful unrestricted views across the enclosed rear gardens. We have been advised that the integral fridge and freezer, automatic washing machine and the integrated dishwasher are to remain for the fortunate new owners, together with an appealing elevated double oven and electric hob which is positioned beneath a contemporary extractor canopy. Further attributes include a radiator, convenient tiled flooring, a walk into storage/larder cupboard and an external double glazed door which offers access into the rear gardens.

Landing

Located at the top of the stairwell from the lounge, the landing includes a convenient loft access and a useful linen cupboard which conceals the Worcester gas boiler.

Master Bedroom 11'3" x 13'8" (3.43 x 4.16)

Nestled towards the rear of the residence, the master bedroom features a double glazed window offering lovely elevated views across the rear gardens and a radiator. Within the bedroom the vendor has stored the remaining two oak doors to be fitted by the new owners onto the bathroom and third bedroom, to match the existing door openings within the home.

Second Bedroom 11'4" x 11'5" (3.45 x 3.48)

The delightful second double bedroom is located at the front of the home and provides a double glazed window offering splendid views across the open parkland complimented with a range of fitted wardrobes, a radiator and an attractive Oak door to the landing.

Third Bedroom 6'1" x 6'10" (1.85 x 2.08)

Situated adjacent to the second bedroom at the front of the home, the third bedroom features a double glazed window and a radiator.

Shower Room W/c 5'7" x 8'2" (1.7 x 2.48)

This outstanding shower room has been upgraded with contemporary finishes to include an eye catching double enclosure complete with a glazed shower screen, a concealed flush W/c and a hand wash basin set into a useful vanity cabinet. Further attributes include a chrome finished elevated ladder style radiator and a pair of frosted double glazed windows placed at the rear of the home.

Outdoor Space

At the front of this wonderful family home there are lawned gardens superseding the adjacent parkland with a pathway leading to the entrance. To the rear, the vendors have created a beautiful lower than average maintenance garden area with lovely natural stone paving finished with railway sleepers, culminating at a scenic planting area covered with white stone chippings, a variety of attractive flowering shrubbery and a sizable timber garden shed. Accompaniments include an access gate to the rear communal parking area, an outdoor water tap and a useful brick storage cupboard recessed into the property.

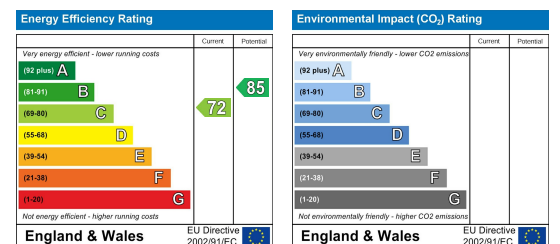
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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