



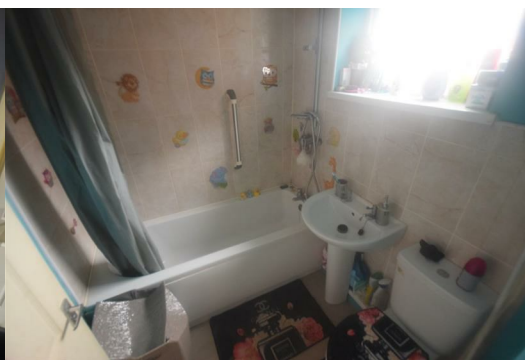
## Burns Terrace

Shotton Colliery, DH6 2PD

Offers Over £59,950



EXCEPTIONAL BUY-TO-LET INVESTMENT / TENANT IN RESIDENCE ... Hunters are pleased to present an ideal opportunity to acquire this three bedroom end terrace house with a tenant in residence who wishes to remain after the sale and is currently paying £500pcm. The property is situated in a popular location within reach of the local Industrial Estate, schools, shops and the A19 which interlinks with all regional centres. The accommodation briefly comprises of three well appointed bedrooms, a lounge, dining kitchen, family bathroom, both double glazing and gas central heating and front and rear gardens. EPC D, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre.



## Hallway

Situated at the front of the home the hallway includes an exterior double glazed door, a radiator, stairs to the first floor and a further internal door to the lounge

## Lounge 14'8" x 11'3" (4.49m x 3.44m)

The well appointed reception features a double glazed window overlooking the front gardens, a radiator and a door to the dining kitchen.

## Kitchen 14'3" x 8'7" (4.35m x 2.63m)

Nestled towards the rear of the property the kitchen incorporates a range of wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces which are inset with a stainless steel sink and drainer unit complete with mixer tap fittings positioned below a double glazed window overlooking the rear gardens. Accompaniments include a gas and electric cooker point, a radiator access into the walk into pantry cupboard and a door to the rear hall respectively.

## Rear Hallway

Offering access to the rear gardens via an external double glazed door.

## Bathroom 6'0" x 5'6" (1.85m x 1.70m)

The delightful bathroom incorporates a white suite comprising of a shower positioned over the panel bath, a low level W/c and a pedestal hand wash basin. Additional attributes feature a double glazed window and a radiator.

## Landing

Positioned at the top of the stairwell from the entrance hall, the landing offers access into all three bedrooms.

## Master Bedroom 11'7" x 11'5" (3.54m x 3.50m)

Located at the front of the property, the bedroom includes double glazed windows, a radiator and a useful storage cupboard.

## Second Bedroom 11'1" x 8'2" (3.40m x 2.49m)

Situated at the rear, the second double bedroom features a double glazed window and a radiator.

## Third Bedroom 7'11" x 6'5" (2.42m x 1.97m)

Adjacent to the second bedroom at the rear of the home, the third bedroom offers a double glazed window and a radiator.

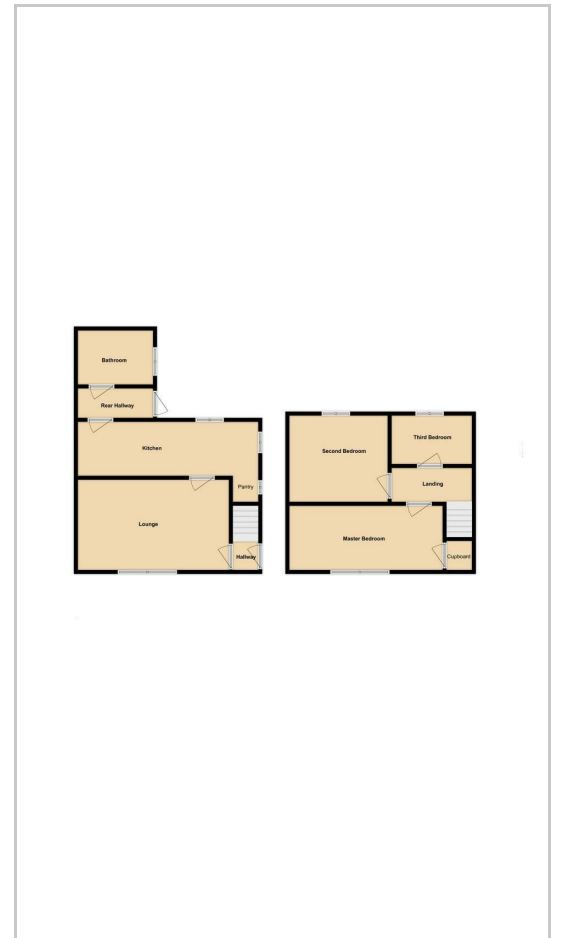
## Outdoor Space

At the front of the property there are lawned gardens intersected by a pathway to the front door and a timber access gate leading to the private rear gardens which are laid to lawn with a wonderful paved patio accessed via the rear hallway, ideal for families and outdoor enjoyment during the warm summer months.

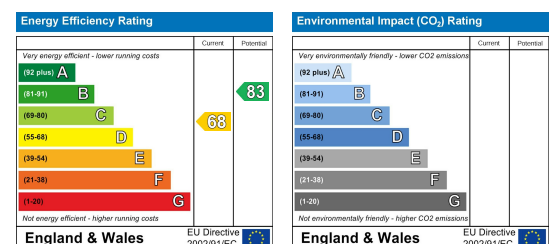
## Area Map



## 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.