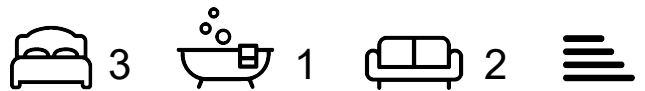




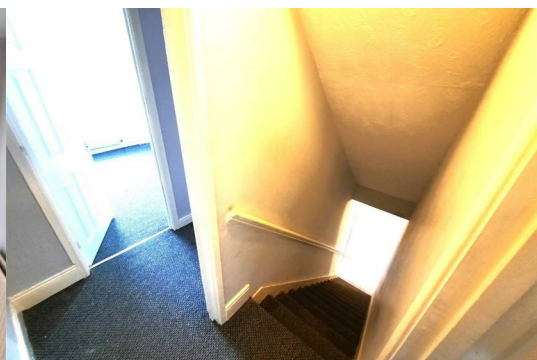
Victoria Street

Shotton Colliery, Durham, DH6 2QN

£535 Per Calendar Month



Hunters are delighted to present this lovely three bedroom terraced house to the lettings market with immediate availability. The property briefly comprises of an entrance hallway, lounge, dining room, a contemporary kitchen and family bathroom, three well appointed bedrooms, a first floor family and sizable south facing rear walled courtyard which leads onto the adjoining fields. The property is positioned within reach of the local Shotton industrial estate, shops including the local Co-Op, schools and the A19 which interlinks with Teesside, Sunderland and Durham City. For further information and viewings please contact your local Hunters Office situated in the nearby Peterlee Castle Dene shopping centre.



Entrance Hallway

The welcoming entrance features an external double glazed door accompanied with attractive laminate flooring, a radiator and staircase to the first floor.

Lounge 12'10" x 11'11" (3.92m x 3.64m)

Situated at the front of the home, this lovely principle reception room includes a double glazed window and a radiator.

Dining Room 16'1" x 13'6" (4.91m x 4.12m)

Nestled towards the rear of the property, this larger than average additional reception room features a continuation of the laminated flooring from the entrance hall, a useful walk into understairs storage cupboard, double glazed windows which overlook the south facing courtyard and a radiator.

Kitchen 11'5" x 7'7" (3.48m x 2.33m)

The desirable contemporary kitchen has been recently fitted with an array of wall and floor cabinets finished in white colour tones and contrasting granite effect laminated work surfaces which integrate a stainless steel sink and drainer unit set beneath a double glazed window overlooking the rear courtyard. Further accompaniments include an exterior double glazed door, plumbing for an automatic washing machine, an integral oven and hob positioned below an elevated brushed steel extractor canopy, a radiator and space for a fridge freezer.

Bathroom 6'3" x 5'9" (1.91m x 1.77m)

The delightful bathroom incorporates a white suite comprising of a panel bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Accompaniments include a frosted double glazed window to the rear courtyard and a radiator.

Landing

Set at the top of the stairwell leading from the main hallway, the landing features doors to the three well appointed bedrooms, a radiator and loft access.

Master Bedroom 16'6" x 10'9" (5.03m x 3.30m)

Located at the front of the home this larger than average master bedroom features a useful walk into storage cupboard, a double glazed window, radiator and a charming cast iron fireplace.

Second Bedroom 13'5" x 8'10" (4.09m x 2.71m)

The second bedroom offers lovely elevated views across the south facing courtyard towards the adjoining fields through double glazed windows and a radiator.

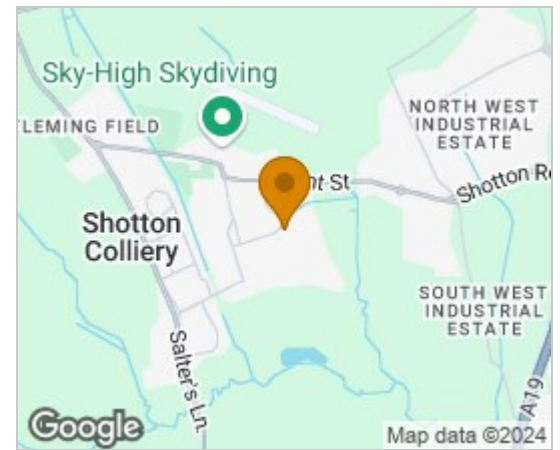
Third Bedroom 9'9" x 8'7" (2.99m x 2.63m)

Situated adjoining the second bedroom at the rear of the home the bedroom features a charming cast iron fireplace, double glazed windows, a radiator and a storage cupboard concealing the gas central heating boiler.

Outdoor Space

At the rear of the home there is a wonderful south facing walled courtyard which overlooks the adjoining fields, ideal for families and outdoor enjoyment during the warm summer months.

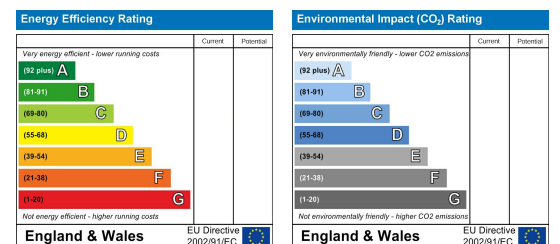
Area Map



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.