



## Victoria Street

Shotton Colliery, DH6 2LD

Asking Price £55,000



EXCEPTIONAL INVESTMENT - TENANT IN RESIDENCE @£495pcm ... Hunters are delighted to present this lovely two bedroom terraced house to the market which is currently tenanted at £495pcm with the current tenant wishing to remain in residence following the sale. The fortunate new owners/Landlord will be provided with the necessary electrical and gas certificates relating to the property. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, two double bedrooms, a first floor family bathroom and sizable south facing rear walled courtyard. 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 regarding Hunters comprehensive Lettings Management facilities and viewings please contact your local Hunters Office situated in the nearby Peterlee Castle Dene shopping centre.



Lounge 15'7" x 14'3" into recess (4.76m x 4.36m into recess)  
 Entrance to this lovely home is accessed via a double glazed door which enters a small hallway with a further door to the lounge. The lounge features stairs to the first floor landing, a radiator and double glazed window to the front.

Dining Kitchen 16'0" x 8'5" (4.89m x 2.58m)  
 The kitchen located to the rear of the property features a double glazed window and door to the rear yard, wall and base units with laminated work surfaces and a stainless steel sink and drainer unit.

Landing  
 First floor landing provides access to the two double bedrooms and family bathroom.

Master Bedroom 12'8" x 11'1" (3.87m x 3.38m)  
 Located to the front of the property the master bedroom features a double glazed window and useful storage wardrobes.

Second Bedroom 11'7" x 9'10" (3.54m x 3.02m)  
 Located to the rear, the second bedroom located to the rear of the property features a double glazed window and storage cupboard.

Family Bathroom 8'7" x 5'8" (2.63m x 1.73m)  
 The family bathroom features a three piece suite features a low level w/c, panelled bath and wash basin. Double glazed window and a radiator.

Rear Courtyard  
 To the rear is a yard with coal house storage.

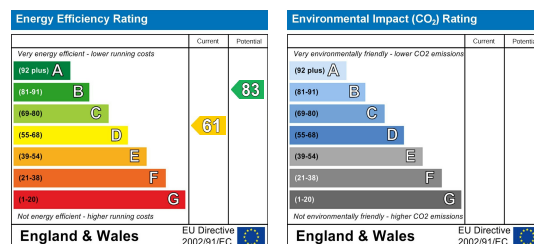
## Area Map



## 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.