



## South View

Front Street, Shotton Colliery, DH6 2LU

£595 Per Month



Furnished and well-presented two-bedroom home in South View, Shotton. Ideally located close to shops, schools, and transport links. Features include a bright lounge with modern décor and dining area, contemporary kitchen with appliances, spacious master bedroom, second bedroom with bunk beds, and a stylish shower room. Externally boasts a generous enclosed garden with lawn and patio area. Perfect for families or professionals. Early viewing advised.



Entrance Hallway

The entrance hallway offers a warm welcome with freshly painted white walls and plush grey carpeting that continues up the staircase. Neatly presented and well-lit, the hallway provides immediate access to the main reception room, creating a bright and inviting first impression.

Lounge

This tastefully furnished lounge is a bright and welcoming space, featuring a large front-facing window that floods the room with natural light. The space is centred around a bold feature chimney breast in a vibrant yellow tone, adding a contemporary splash of colour. Furnishings include two plush grey sofas with coordinating yellow cushions, a cosy armchair, and a modern white dining table with four chairs, ideal for meals or working from home. Built-in shelving adds a practical and stylish touch, while the room is finished with neutral décor and a soft grey carpet for comfort.

Kitchen

This well-appointed kitchen is both stylish and practical, featuring modern white cabinetry with sleek chrome handles and contrasting black worktops. A bold mustard feature wall adds a touch of character, while integrated appliances include an electric oven, hob, and extractor. The space also comes furnished with a freestanding fridge freezer, washing machine, and stainless steel kettle. Natural light pours in through dual-aspect windows and a glazed rear door, which provides direct access to the garden. Finished with easy-care tiled flooring, this kitchen is ideal for everyday living and entertaining alike.

Landing

The landing is bright and neutrally decorated, offering access to the upper floor accommodation. Featuring soft grey carpet underfoot and white painted walls, the space feels clean and contemporary. A handrail provides added safety on the staircase, and the landing leads to all bedrooms and the family bathroom, with natural light flowing in from adjacent rooms to enhance the sense of space.

Master Bedroom

The master bedroom is a spacious and well-lit double room, beautifully presented with contemporary décor. A large front-facing window allows for plenty of natural light, while thick grey carpeting adds warmth and comfort underfoot. The room is furnished with a double bed, matching bedside unit, tall modern lamp, chest of drawers, and a colourful geometric rug that brings a touch of personality. Blackout curtains provide privacy and a restful atmosphere, making this an ideal retreat.

Second Bedroom

The second bedroom is generously sized and ideally suited for children or guests, currently furnished with two sets of stylish white bunk beds. A large window allows for plenty of natural light, complemented by neutral walls and soft grey carpet for a cosy and practical finish. The room also includes a comfortable armchair, creating a versatile space for relaxation, study, or sleep.

Family Bathroom

The family bathroom is bright, modern, and well-equipped, featuring a spacious walk-in electric shower with a glass screen and tiled surround. A sleek white pedestal basin with chrome fittings is set below a large mirror, offering both style and functionality. The room also includes a low-level WC and additional storage cabinet. Finished with eye-catching patterned floor tiles and white wall tiling with a decorative mosaic border, the space combines practicality with contemporary flair. A frosted window allows for natural light while maintaining privacy.

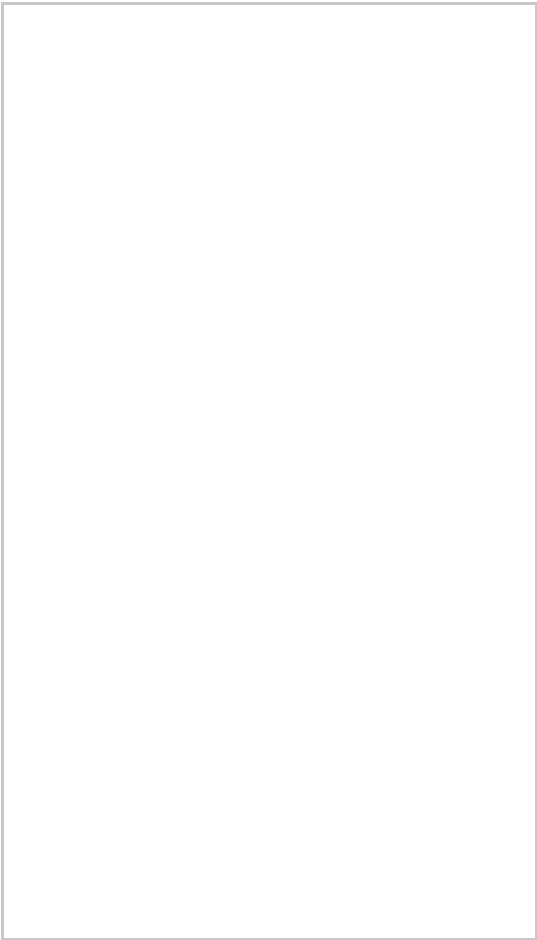
Gardens

The property boasts a beautifully maintained rear garden, offering a generous expanse of lush lawn ideal for families, outdoor dining, or entertaining. A paved pathway runs the length of the garden, flanked by mature shrubs and borders, adding colour and structure. The garden is fully enclosed by a combination of brick walls and fencing, ensuring privacy and security. A raised patio area near the house provides the perfect spot for garden furniture and enjoying sunny days. Please note, the outbuilding visible in the background is not included in the let.

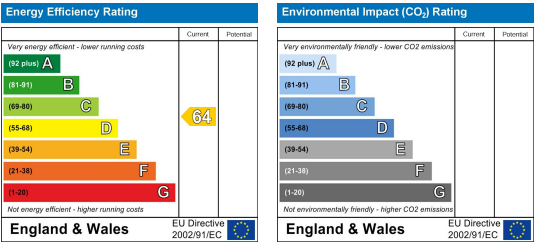
Area Map



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.