

# HUNTERS<sup>®</sup>

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## Hawthorne Terrace

Shotton Colliery, Durham, DH6 2HG

Asking Price £90,000



Hunters are delighted to present this beautifully updated two bedroom end terrace home on Hawthorn Terrace, Shotton Colliery. Set on a generous corner plot, the property offers modern, well-presented living space throughout, making it an ideal choice for first-time buyers, families, or anyone seeking a move-in-ready home. The ground floor features a welcoming entrance hallway, a stylish lounge with a feature media wall, a contemporary fitted kitchen, and a bright garden room with French doors opening onto the rear garden. Upstairs boasts a spacious master bedroom, a well-sized second bedroom, and a modern family bathroom. Externally, the home benefits from a smart block-paved driveway providing ample off-street parking and a private rear garden with raised decking, lawn, and useful storage sheds. A superb home in a popular location.



### Entrance Hallway

A welcoming entrance hallway finished in neutral décor and fitted with plush carpeted flooring. The space provides access to the main reception room and staircase, creating a warm first impression as you step into the home. A modern handrail and clean white walls enhance the bright and contemporary feel.

### Lounge 15'1" x 12'6" (4.61m x 3.83m)

A spacious lounge featuring high-quality wood-effect flooring and a contemporary brick-style feature wall. The room offers ample space for a variety of seating and furniture layouts, enhanced by modern lighting and neutral tones that create a bright and inviting atmosphere.

### Kitchen 15'11" x 5'6" (4.87m x 1.68m)

A modern fitted kitchen offering a range of sleek high-gloss units with contrasting work surfaces and metro-style tiled splashbacks. The space includes an integrated oven and hob, along with provisions for additional appliances. Finished with spot lighting and wood-effect flooring and a lovely walk-into utility area, it provides a practical and stylish area for cooking and storage.

### Garden Room 11'7" x 11'1" (3.54m x 3.39m)

A bright and versatile garden room with large windows and French doors leading out to the rear garden. This space benefits from spot lighting and neutral décor, making it ideal as a dining area, second sitting room, or flexible additional living space to suit individual needs.

### First Floor Landing

A bright landing area finished in neutral décor with plush carpeted flooring and a window bringing in natural light. The space provides access to all first-floor rooms and features a modern handrail leading down to the ground floor.

### Master Bedroom 11'6" x 10'7" (3.53m x 3.25m)

A generous master bedroom offering ample floor space and finished with attractive wood-effect flooring and neutral tones. The large window allows plenty of natural light to enhance the room's airy feel. Ideal for a full bedroom suite with space for wardrobes, drawers, and additional furnishings.

### Second Bedroom 10'6" x 9'5" (3.21m x 2.88m)

A well-proportioned second bedroom with soft carpet underfoot and a bright, modern décor. The room features a window overlooking the rear aspect and provides a versatile space suitable as a bedroom, home office, or nursery.

### Bathroom 6'1" x 6'1" (1.87m x 1.86m)

A contemporary family bathroom fitted with a modern three-piece suite, including a panelled bath with an overhead rainfall-style shower, a vanity wash basin, and a low-level WC. Finished with stylish wall panelling, chrome towel radiator, and a window for ventilation and natural light, the space offers a clean and modern feel.

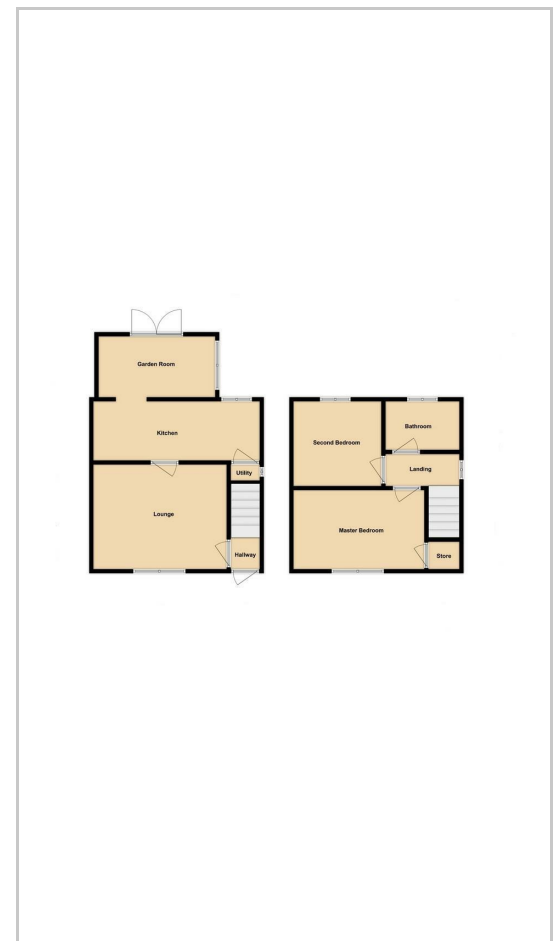
### Gardens

The property sits on a generous corner plot with an attractive brick exterior, a well-kept front garden, and a spacious block-paved driveway providing ample off-street parking, with gated access leading to the rear. The sizeable rear garden offers excellent privacy and includes a raised decked patio area directly from the garden room, ideal for outdoor seating and entertaining, along with a well-maintained lawn, enclosed fencing, mature planting, and useful storage sheds, creating a versatile outdoor space perfect for families or those who enjoy spending time outside.

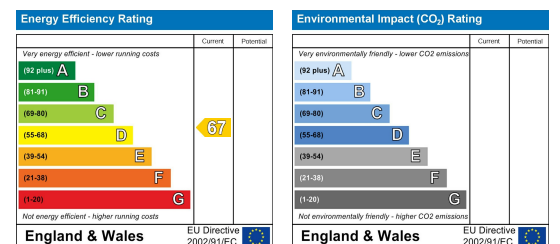
## Area Map



## 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.