

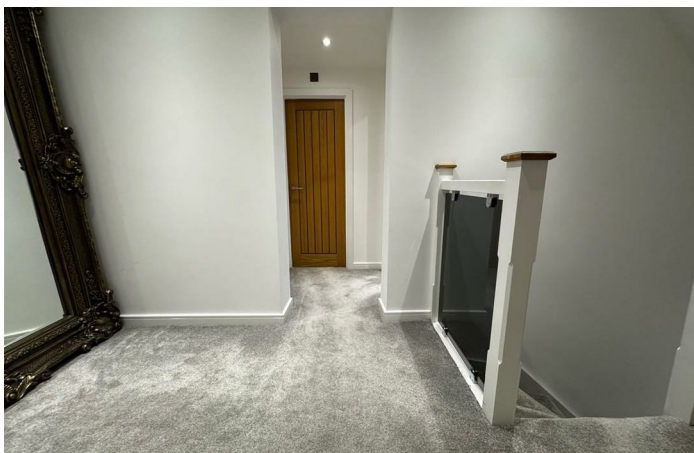
**STUART
EDWARDS**



A J Cook Terrace
, Shotton Colliery DH6 2PR

Offers In The Region Of £185,000





FULL DESCRIPTION

Superbly appointed semi detached house in exceptional condition both internally and externally. Its current owner has created an fabulous home ready to move into.

Tastefully presented, the property has top quality fixtures and fittings throughout.

Steps to the rear double patio doors are used as the main entrance to the property, this leads to an extensively fitted modern kitchen, which is a real wow factor to this home. This then opens onto the lounge with open contemporary glass balustrade to the first floor landing. Matching modern oak veneered doors provide access to 3 bedrooms and a luxury stylish bathroom suite with separate shower cubicle. Additionally, there's a conventional staircase accessed from the second bedroom leading to a generous loft conversion with heating, lighting and Velux window.

The external areas to the property are low maintenance, the whole of the property has a walled boundary line with wrought iron accessed gates. Block paving to the front and side provide off road parking and access to the integral garage. The rear is paved.

Gas central heating with radiators to all rooms and modern anthracite grey UPVC double glazed windows with matching composite security entrance door, fascias, guttering and downpipes. Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

REAR ENTRANCE

10'6 x 6'0

Double radiator, double patio doors and high gloss ceramic tiled flooring.

LUXURY FITTED KITCHEN

16'0 x 8'10

Extensive range of modern high gloss wall floor units with contrasting laminate worktops and inset one and a half bowl composite sink unit with mixer tap. Integrated double oven, microwave and ceramic hob with extractor above. Kick-space skirting heaters, ceramic tiled flooring, stylish anthracite grey radiator and spot lighting. Cupboard housing the gas combi boiler.

LOUNGE

15'2 x 12'8

Feature bow window, laminate flooring, spot lighting, stylish anthracite grey radiator, open staircase with contemporary glass balustrade and composite security front entrance door.

FIRST FLOOR LANDING

Spot lighting.

BEDROOM 1

14'3 x 10'4

Stylish anthracite grey radiator and spot lighting.

BEDROOM 2

12'9 x 12'11

Stylish anthracite grey radiator and spot lighting.
Access to loft conversion via conventional staircase.

BEDROOM 3

14'10 x 8'9

LUXURY BATHROOM

White suite comprising, low level wc, vanity storage unit with inset wash hand basin and waterfall tap, panel bath and separate chrome and glass shower cubicle with chrome mains fed shower. Tasteful matching tiled walls and flooring, spot lighting, extractor fan and stylish vertical heated towel rail.

LOFT CONVERSION

14'10 x 8'9

Roof void storage, spot lighting and Velux window.

ATTACHED GARAGE

22'0 x 14'0

With remote controlled roller door.

Internally the garage has power, lighting and a double radiator as well as an entrance door to a cloakroom/wc.

CLOAKROOM/WC

White suite comprising, low level wc, wash hand basin and radiator.

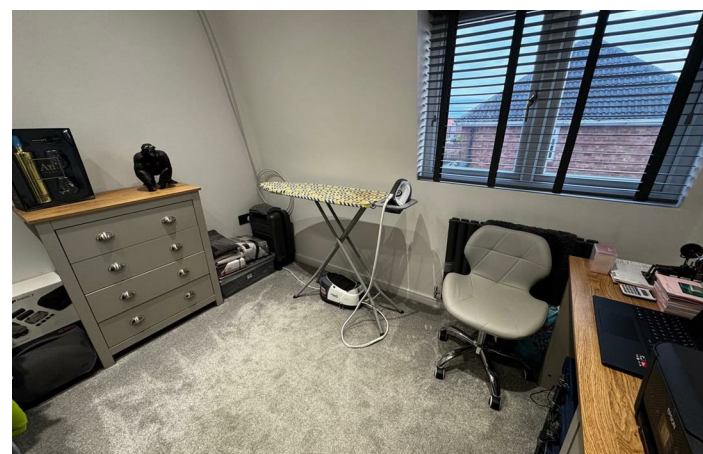
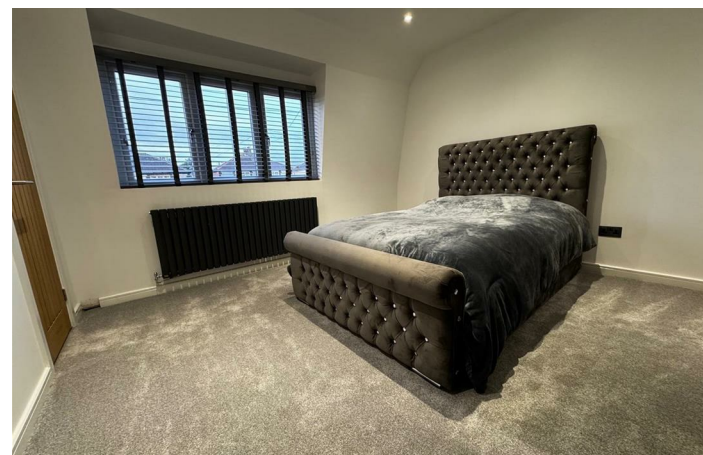
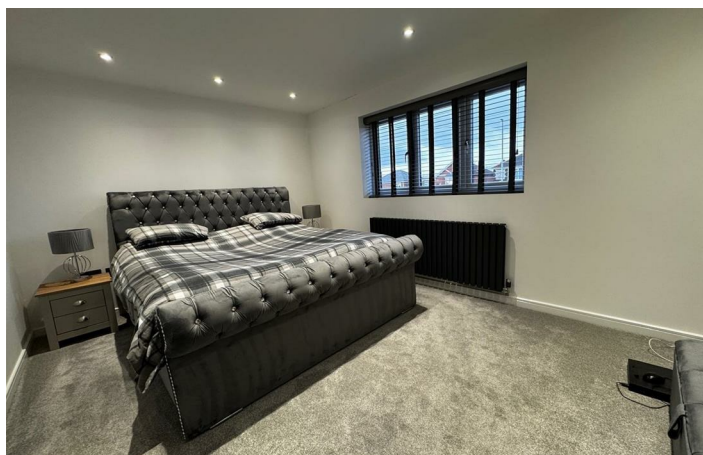
EXTERNALLY

The front of the property has walled boundaries with a wrought iron access gate and double gates to a large block paved area perfect for off road parking. Additionally there is a second driveway access at the side of the property and there rear garden also has a walled boundary, attractive paving and steps up to the rear of the property.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2168-4040-7216-3740-5210>



FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR



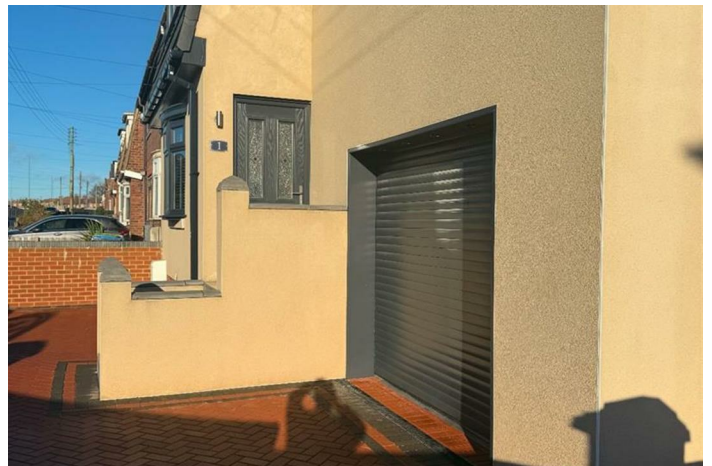
LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

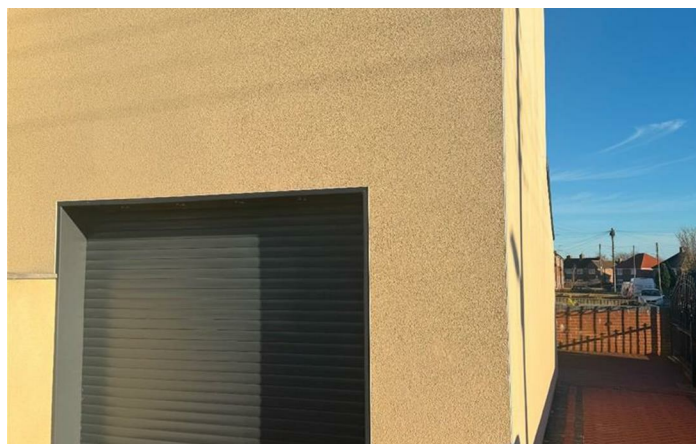
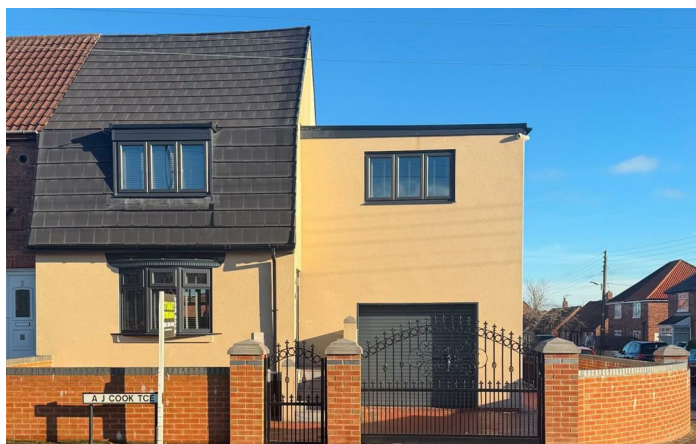
THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.