

**Brackenhill Avenue, Shotton Colliery, DH6
2QZ
2 Bed - House - Mid Terrace
£55,000**

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No Upper Chain ** Sold As Seen ** Gardens ** Pleasant Position ** Outskirts of Durham ** Ideal Starter or Investment Property ** Double Glazing & GCH **

Council Tax: Durham County Council, Band A - Approx. £1621 p.a
Energy Rating: D

All services/appliances have not and will not be tested

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The floor plan comprises: entrance hall, lounge, open plan kitchen and dining room. The first floor has two bedrooms and bathroom/WC. Outside there is a front garden, whilst the rear has a small courtyard style garden.

The property is situated within the village of Shotton where there are a range of local shops and amenities available. Local and direct bus routes to the Historical City of Durham also Peterlee and Hartlepool. A more comprehensive range of shopping and recreational facilities and amenities are available within Peterlee Town Centre and Durham City Centre. The property is also well placed for commuting purposes as it lies a short drive from the A(181) Highway which provides good road links to other regional centres. The A(19) lies just 5 minutes away with direct road links to the North and South.

Ground floor

Entrance porch

Lounge

12'5" x 11'9" (3.8 x 3.6)

Dining Area

14'9" x 8'2" (4.5 x 2.5)

Kitchen Area

13'9" x 7'10" (4.2 x 2.4)

First floor

Bedroom

11'5" x 10'9" (3.5 x 3.3)

Bedroom

9'6" x 8'2" (2.9 x 2.5)

Bathroom

6'2" x 5'10" (1.9 x 1.8)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

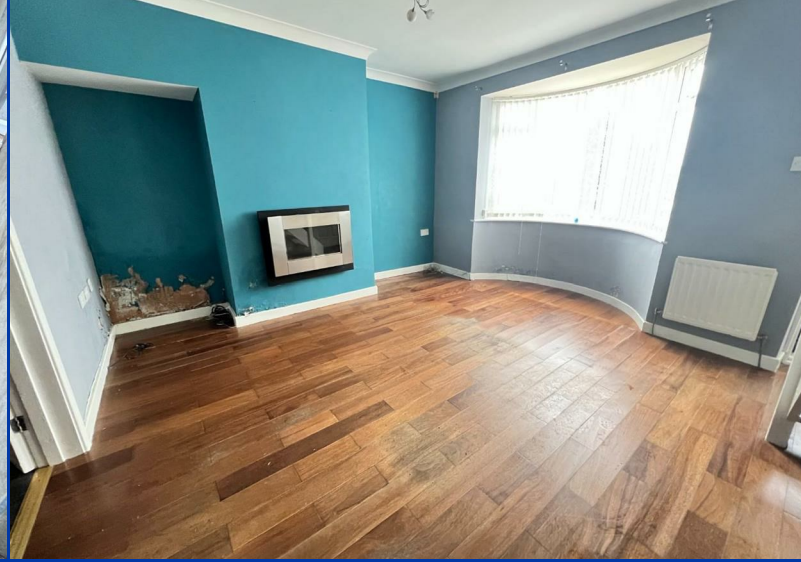
Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 32 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold



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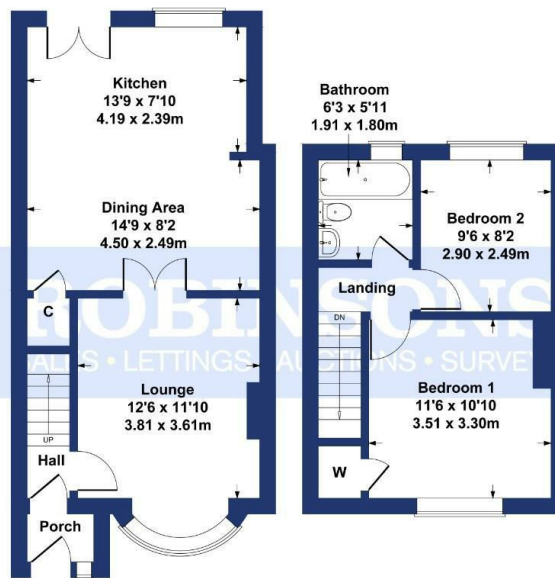
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Brackenhill Avenue

Approximate Gross Internal Area
761 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
105-120	A		84
85-104	B		
65-84	C	68	
45-64	D		
25-44	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A		
85-104	B		
65-84	C		
45-64	D		
25-44	E		
10-24	F		
1-9	G		

Not environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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