



Buttercup Close, Shotton Colliery, DH6 2LG
3 Bed - House - Townhouse
O.I.R.O £120,000

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Ideal First Buy or Young Family Home ** Garden & Parking ** Outskirts of Durham & Peterlee ** Good Road Links ** Modern Home & Development ** Must Be Viewed **

Located in the village of Shotton Colliery, County Durham, this well-presented three-bedroom home offers convenient access to the A19, providing fast routes north to Sunderland and Newcastle, and south to Hartlepool and Teesside.

On approach, you'll find allocated parking. Inside, the entrance hall leads to a spacious open-plan kitchen and living area, featuring a modern fitted kitchen with integrated oven and hob, and space for other appliances, a breakfast bar, and French doors opening onto the rear patio and lawn. A ground-floor WC provides added convenience. The first floor offers a family bathroom with shower over the bath, a double bedroom, and a single bedroom. The top floor hosts an additional double bedroom.

Nearby amenities include medical centres, dental services, and Peterlee Community Hospital. Local shops can be found in neighbouring Ludworth Village. The area is well served by schools, including Shotton Primary, Our Lady of Lourdes Catholic Primary, Easington Academy, and The Academy at Shotton Hall.

Transport connections are strong, with Horden Station approximately 3.8 miles away and further links via Seaham and Durham. Local bus services operate nearby, and Durham is easily reached via the A1(M) and A690, with a Park & Ride for convenient city access.



GROUND FLOOR

Hallway

Open Plan Lounge and Kitchen

22'4 x 12'2 (6.81m x 3.71m)

WC

FIRST FLOOR

Bedroom

12'2 x 7'10 (3.71m x 2.39m)

Bedroom

12'2 x 7'7 (3.71m x 2.31m)

Bathroom/WC

SECOND FLOOR

Bedroom

15'9 x 9'2 (4.80m x 2.79m)

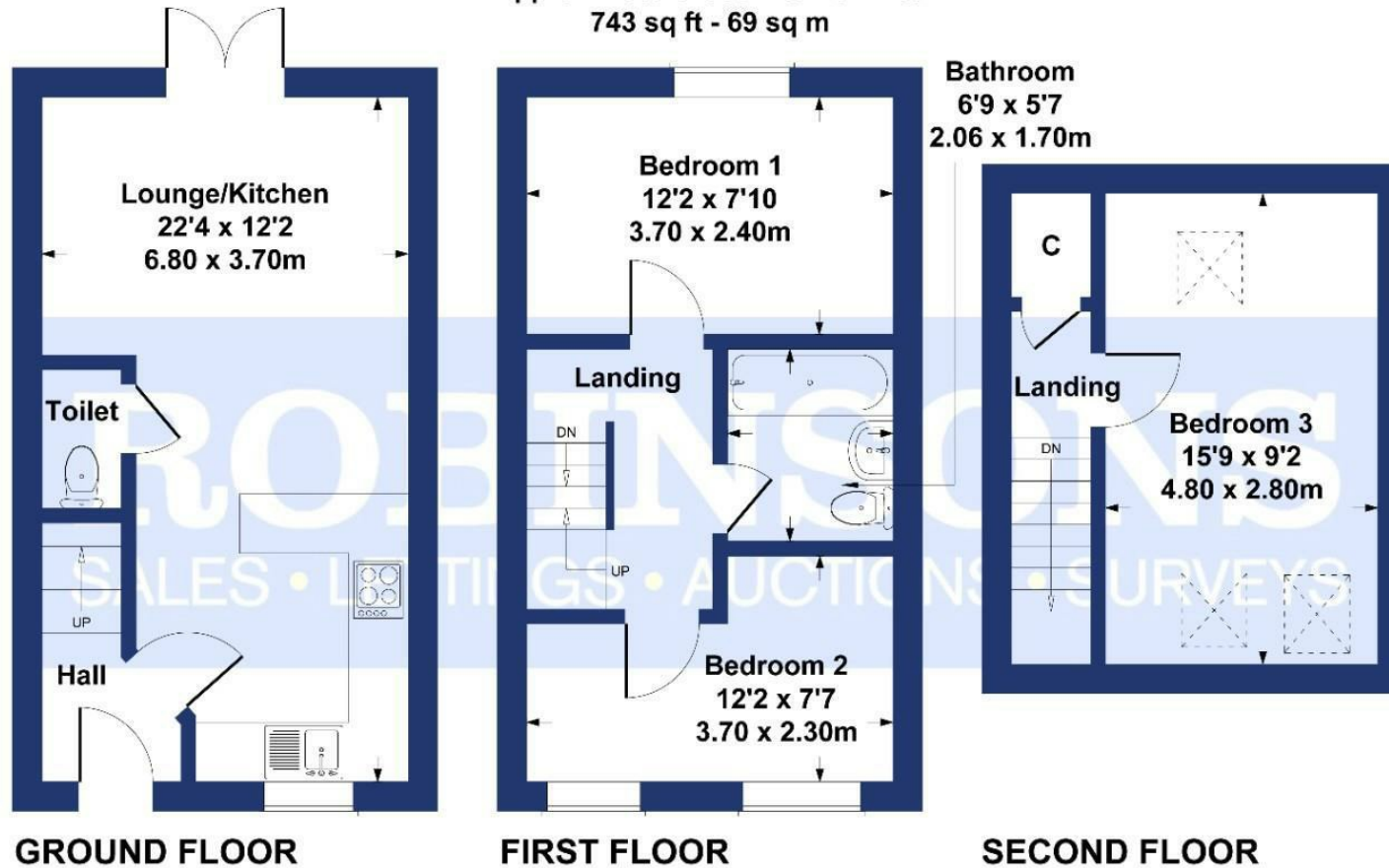
Agent Notes





Buttercup Close

Approximate Gross Internal Area
743 sq ft - 69 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.