



Buttercup Close, Shotton Colliery, DH6 2LG
3 Bed - House - Townhouse
O.I.R.O £115,000

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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

Council Tax: Durham County Council, Band B - Approx.

£1.984 p.a

Tenure: Freehold

Estate Management Charge – Yes. £45 Per annum covering all site maintenance, the grass, hedges, roads, etc.

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection. None known.

Selective licencing area – No

Probate – N/A

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

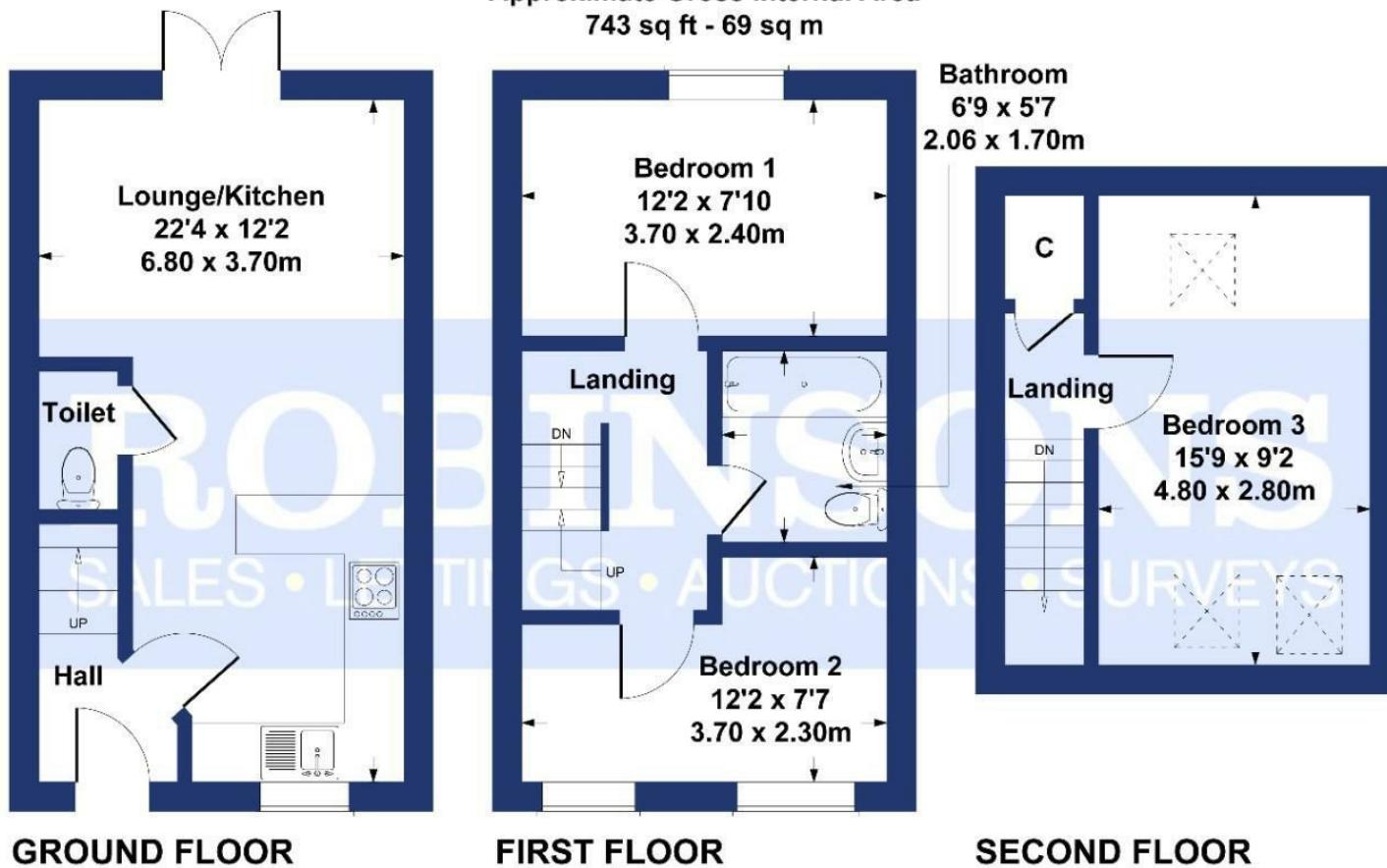
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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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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.

