Potto Street

Shotton Colliery, Durham DH6 2LA

- EXCELLENT INVESTMENT OPPORTUNITY
- COMMERCIAL UNIT WITH RESIDENTIAL ACCOMMODATION
- FLAT ACHIEVING £600PCM
- WELL APPOINTED
- RENOVATED TO A HIGH STANDARD
- 3 BEDROOM ACOMMODATION
- SPACIOUS LOUNGE
- MODERN KITCHEN & UTILITY
- STYLISH BATHROOM & CLOAKROOM WC
- REAR YARD & DETACHED DOUBLE GARAGE

Asking Price £165,000

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION
Well appointed and fully renovated to a high standard, we offer this excellent investment opportunity. Investors can easily look to secure two independent income streams, or live in one unit while operating their own business.
The commercial unit is currently operating as a hair salon. Internally the property consist of a spacious hairdressing salon with separate treatment room and toilet facilities.
The residential accommodation is currently let at £600PCM.
Accessed via its own entrance lobby with door leading to a spacious and tastefully decorated lounge and extensively fitted kitchen with central island, breakfast bar with seating, integrated oven, hob and microwave and has the addition of a useful utility room with rear access door. Stairs from the lounge lead to the first floor with 3 carpeted bedrooms, stylish fully tiled bathroom with both bath and shower cubicle and there is a separate cloakroom/wc.
Externally there is an enclosed yard to the rear and detached double garage with power, lighting and remote controlled door.
Benefiting from gas central heating and UPVC double glazing throughout the building.
Potto Street is centrally positioned within Shotton Colliery, with an excellent footfall and excellent local amenities close by. It is well connected via local roadways to nearby towns like Peterlee, Durham, and Sunderland.
Available with no onward chain, internal inspection is essential.

COMMERCIAL UNIT - 24 POTTO STREET

MAIN SALON
26'10 x 13'7

TREATMENT ROOM

CLOAKROOM/WC

RESIDENTIAL FLAT - 22 POTTO STREET
Situated over two floors

ENTRANCE LOBBY
With door leading to the lounge.

GROUND FLOOR - LOUNGE
18'0 x 13'5
Spacious lounge with double radiator, spot lighting and open staircase with under stair storage cupboard leading to the first floor

GROUND FLOOR - KITCHEN
21'7 x 11'05
Extensive range of handless, high gloss wall and floor units, incorporating central island with seating and breakfast bar with laminate worktops, matching upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven/microwave with ceramic hob and extractor hood. Spot lights and stylish ceramic tiled flooring.

GROUND FLOOR - UTILITY ROOM
18'8 x 5'6
With rear entrance door.

FIRST FLOOR- BATHROOM
White suite comprising: large vanity storage unit with inset wash hand basin, separate shower cubicle with mains fed shower, panel bath, fully tiled walls and flooring, spot lighting, double radiator and chrome heated towel rail.

SEPARATE WC
Close coupled wc and wash hand basin.

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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.