



## Bruce Glazier Terrace

Shotton Colliery, Durham, DH6 2PN

Asking Price £75,000



A WONDERFUL HOME WITH PARKING AND GARDENS ... Hunters are pleased to present to the market this outstanding two bedroom semi detached house situated within a poplar cul-de-sac position in reach of local amenities and both the A19 and Durham. Beautifully presented, the property briefly comprises of a lounge with a feature bow window, a dining kitchen which opens into the lovely private rear gardens, a luxurious bathroom, two double bedrooms, off street parking and both gas central heating and double glazing. For further information and to book a viewing appointment please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre.



### Entrance Hallway

The welcoming entrance incorporates an external double glazed door accompanied with a stairwell to the first floor and attractive laminated flooring which flows into the principle reception room.

### Lounge 12'10" x 10'6" (3.92m x 3.21m)

The inspiring lounge is further enhanced with a wonderful double glazed bow window overlooking the front grounds complimented with laminated flooring, a radiator and a further door leading into the dining kitchen.

### Dining Kitchen 15'3" x 7'9" (4.65m x 2.38m)

Presented to a high standard, the room features a wealth of wall and floor cabinets finished in contemporary sage colour tones inset with a complimenting brushed steel electric oven and hob positioned beneath an elevated extractor canopy and a stainless steel sink set below a double glazed window which provides scenic views across the private rear gardens. Furthermore, the dining kitchen offers plumbing for an automatic washing machine, an external double glazed door opening into the rear gardens, a convenient breakfasting bar and a door to the bathroom.

### Bathroom 9'6" x 6'0" (2.92m x 1.83m)

The enchanting bathroom has been finished to an impeccable standard and features a four piece suite comprising of a glazed corner shower cubicle complete with chrome type fittings, a corner bath with shower mixer tap faucets, a pedestal hand wash basin and a low level W/c. Additional attributes include an elevated ladder style radiator accompanied with an additional radiator and a double glazed vanity window to the rear.

### Landing

Situated at the top of the stairwell leading from the entrance hallway, this delightful area offers a double glazed window and access into both double bedrooms.

### Master Bedroom 11'11" x 11'8" (3.65m x 3.56m)

Located at the front of this impressive home, the master bedroom encompasses a convenient mirror fronted double wardrobe, laminated flooring, a useful storage cupboard concealing the gas combination boiler, a radiator and double glazed windows.

### Second Bedroom 13'8" x 8'7" (4.18m x 2.64m)

Neatly positioned at the rear of the home, this further double bedroom features a double wardrobe with mirror fronted sliding doors, laminated flooring, a radiator and double glazed windows providing lovely elevated views across the rear gardens.

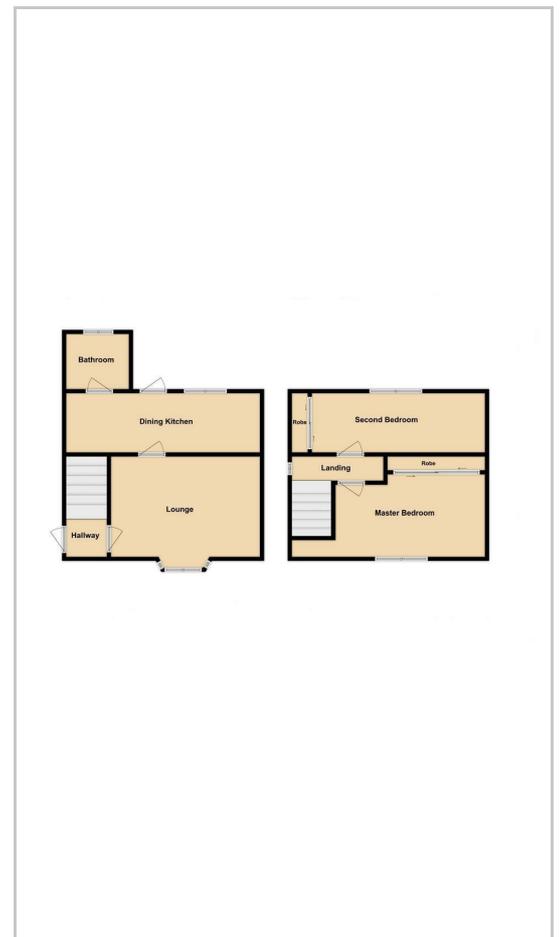
### Outdoor Space

At the front of the property the vendors have created a useful off street parking facility whilst to the rear, there are impressive gardens ideal for all the family to enjoy, with patio areas for BBQ's and lawned gardens intersected with a central pathway leading to a summerhouse style timber storage shed.

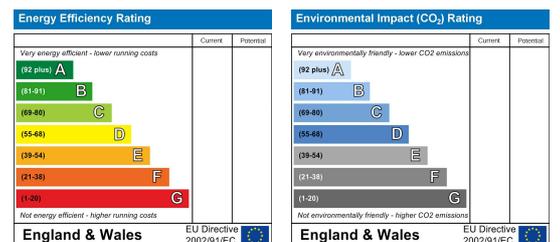
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.