

# HUNTERS®

HERE TO GET *you* THERE



## Byron Terrace

Shotton Colliery, DH6 2PF

£750 Per Calendar Month



IDEAL FAMILY HOME WITH GARAGE AND GARDENS .... Hunters are delighted to present to the lettings market this wonderful three bedroom property which unusually offers both a larger than average garage and gardens situated in a popular location within reach of the local shops, schools and the A19. The accommodation briefly comprises of a lounge, dining kitchen, a ground floor W/c, three well appointed bedrooms and a lovely family bathroom. Council Tax Band A, EPC: C. For further information please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



**Entrance Hallway**  
Situating at the front of the home the hallway features a stairwell to the first floor accompanied with a radiator and an exterior double glazed door.

**Lounge**  
This delightful reception room incorporates a radiator and double glazed windows providing views across the double driveway and front gardens.

**Dining Kitchen**  
Nestled towards the rear of the property the impressive kitchen includes a wealth of wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces which incorporate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the private rear gardens. Further accompaniments feature an electrical cooker point, space for a fridge freezer and plumbing for an automatic washing machine.

**Rear Hallway / W/c**  
Positioned off the kitchen the rear hallway includes an exterior door to the gardens and a further door which opens into the convenient ground floor W/c facility.

**Landing**  
Located at the top of the stairwell which leads from the entrance hall, the inviting landing features a double glazed window.

**Family Bathroom**  
The impressive bathroom incorporates a shower positioned above the panel bath complete with a glazed shower screen, a low level W/c and a pedestal hand wash basin. Further accompaniments include a frosted double glazed window to the rear and a radiator.

**Master Bedroom**  
Located at the front of the property this well appointed bedroom includes a double glazed window, a radiator and a useful storage cupboard.

**Second Bedroom**  
Positioned to the rear of the home the second double bedroom incorporates a double glazed window and a radiator.

**Third Bedroom**  
Situating adjacent to the master bedroom at the front of the property this lovely third bedroom features a double glazed window and a radiator.

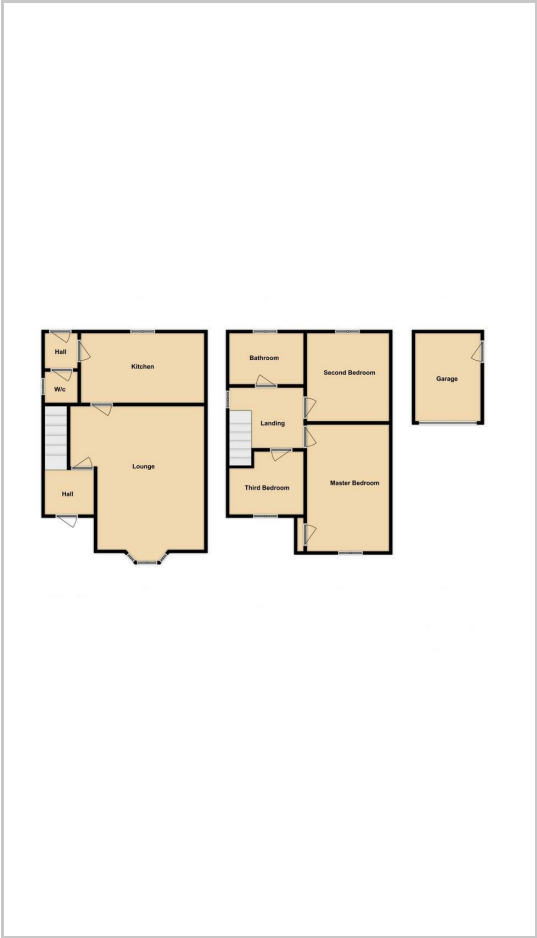
**Outdoor Space**  
The impressive situation of the property provides larger than average front and rear private gardens, a convenient double length gated driveway and a sizable rear garden accessed via a gate from the front grounds and from the rear hallway of the property.

**Garage**  
The larger than average detached garage is located at the side of the home and features an up and over door opening onto the drive accompanied with a further access door to the rear.

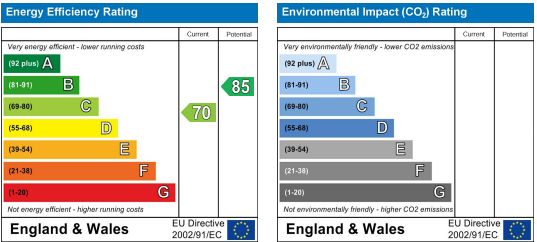
Area Map



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.