

**STUART  
EDWARDS**



## A J Cook Terrace

, Shotton Colliery DH6 2PR

- SEMI DETACHED HOUSE
- LOFT CONVERSION
- KITCHEN WITH PATIO DOORS TO GARDEN
- OFF ROAD PARKING
- LARGE TIMBER STORAGE SHED
- 4 BEDROOMS
- LOUNGE
- GROUND FLOOR BATHROOM SUITE
- GENEROUS REAR GARDEN
- NEW GAS COMBI BOILER

**Offers In The Region Of £109,950**



**Council Tax Band: A**  
**EPC Rating:**

**FULL DESCRIPTION**

Semi detached house, a perfect first time buyer family home.  
Accessed via a UPVC entrance door to the hallway, lounge with feature bow window, side entrance lobby, kitchen with double patio doors to the gardens and ground floor bathroom suite.  
Stairs from the hallway lead to the first floor landing with drop down ladder leading to a loft conversion and there are 4 bedrooms.  
Externally off road parking is provided via the gravelled garden to the front and to the rear there is a good sized garden with patio area, laid lawn and large timber storage shed.  
Benefiting from gas central heating via a newly installed combi boiler and UPVC double glazing throughout.  
Viewings are recommended.

**ENTRANCE**

UPVC entrance door leading to small hallway with radiator and stairs to the first floor landing.

**LOUNGE**

16'3 x 11'4  
Feature bow window and radiator.

**SIDE ENTRANCE LOBBY**

Storage area with radiator and UPVC entrance door.

**KITCHEN**

36'1" x 13'1" x 26'2" x 19'8"  
Range of wall and floor units with laminate worktops and inset circular sink unit. Integrated electric oven and ceramic hob. Plumbed for automatic washing machine, spot lighting and double glazed patio doors leading to the garden.

**BATHROOM**

White suite comprising: close coupled wc, wash hand basin, roll top bath with bath tap shower fitting fitting, double radiator, par tiled walls and laminate flooring.

**FIRST FLOOR LANDING**

**BEDROOM 1**

11'8 x 8'3  
Radiator.

**BEDROOM 2**

11'9 x 6'2  
Radiator.

**BEDROOM 3**

8'8 x 6'7  
Radiator.

**BEDROOM 4**

8'1 x 6'3  
Radiator.

**LOFT CONVERSION**

92 x 11'4  
Accessed via a loft ladder from the landing.

**OFF ROAD PARKING**

Via the gravelled garden to the front.



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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.