

# HUNTERS®

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## Victoria Street

Shotton Colliery, DH6 2LD

Asking Price £59,950



EXCEPTIONAL BUY-TO-LET INVESTMENT - OVER 10% RENT YIELD POTENTIAL ... Hunters are pleased to present to the market this extended and larger than average two bedroom mid terraced property situated with views across the nearby parkland, within reach of local industrial estates, shops, schools and the A19 which interconnects with Sunderland Teesside and Durham City. The accommodation briefly comprises of a substantial lounge, dining room, kitchen, two double bedrooms and a family bathroom to the first floor. For further information regarding Hunters comprehensive lettings management facilities and viewings, please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



Entrance Hallway

The entrance hallway is accessed through the front external door and provides a welcoming introduction to the property. Finished with carpeted flooring and neutral décor, the hallway includes access to the staircase leading to the first floor and a doorway opening into the lounge.

Lounge 24'0" x 15'10" (7.34m x 4.83m)

An exceptionally spacious main reception room extending to approximately 24 feet in length. The lounge provides ample room for a range of seating and additional furniture, making it ideal for both relaxing and entertaining. A large front-facing window allows plenty of natural light into the room while enjoying an open outlook across the green. Further features include carpeted flooring, radiators, decorative coving and a central fireplace forming an attractive focal point. The generous proportions could also accommodate a secondary sitting or home-working area if required.

Inner Hall

Positioned beyond the lounge, the inner hall connects the principal ground-floor accommodation. It provides access to the dining room and kitchen, creating a practical flow through the rear section of the property.

Dining Room 12'6" x 7'4" (3.83m x 2.24m)

A useful second reception room positioned to the rear of the property, offering sufficient space for a family dining table and chairs. The room features carpeted flooring, a radiator and a rear-facing window providing natural light.

Kitchen 17'6" x 7'2" (5.34m x 2.20m)

The generously sized kitchen is fitted with a range of wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is a stainless-steel sink and drainer, space for a freestanding cooker and further space for household appliances. The kitchen benefits from a practical tiled-effect floor, multiple preparation areas and natural light from the rear via a double glazed window and exterior double glazed door. Its size provides considerable scope for a purchaser to update or reconfigure the room to their own requirements.

Landing

The first-floor landing is reached via the staircase from the entrance hallway. It provides access to both bedrooms and the family bathroom. The landing is finished with carpeted flooring and neutral decoration.

Master Bedroom 12'4" x 11'11" into recess (3.76m x 3.64m into recess)

A well-proportioned double bedroom positioned at the front of the property. The room benefits from a large window overlooking the open green space, providing an attractive outlook and plenty of natural light. There is ample room for a double bed and freestanding bedroom furniture, with further features including carpeted flooring, neutral décor, a radiator and useful storage cupboard housing the gas central heating boiler.

Second Bedroom 11'8" x 10'9" (3.58m x 3.28m)

The second bedroom is another generously sized double room, positioned to the rear of the property. It provides space for a double bed and additional storage furniture and features carpeted flooring, neutral decoration and a rear-facing window.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal washbasin and low-level WC. The walls are predominantly tiled and incorporate a decorative border, while additional features include a chrome heated towel rail, tiled-effect flooring, wall-mounted mirrors and a frosted window.

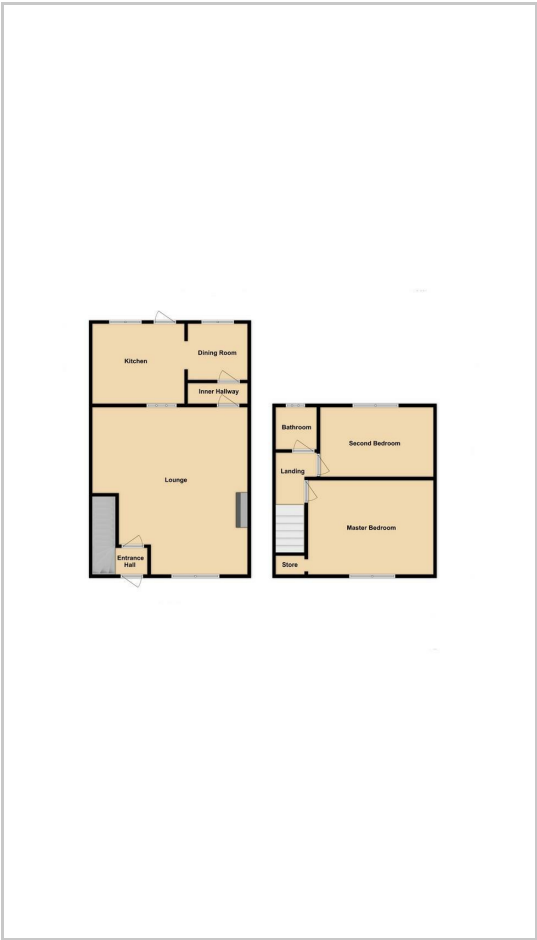
Outside Space

The property is situated directly opposite an attractive area of open green space, providing a pleasant outlook from the front-facing rooms. On-street parking is available within the surrounding area. To the rear is a traditional enclosed yard, offering a practical low-maintenance outdoor area with space for bins, storage and seating.

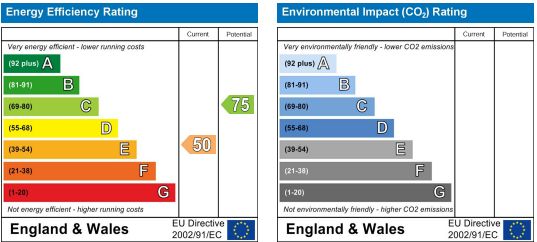
Area Map



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.