



## 3 Grange Terrace

Shotton Colliery, Durham, DH6 2JP

**£71,995**

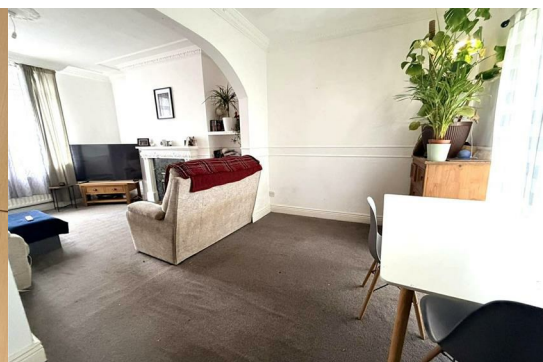


Situated on Grange Terrace, Shotton Colliery, this delightful mid-terrace house presents an excellent investment opportunity. Built in 1910, the property boasts a generous 786 square feet of living space, making it a comfortable home for the tenants in situ.

The house features two well-proportioned bedrooms, perfect for restful nights, and a welcoming reception room that offers a versatile space for relaxation or entertaining. The bathroom is conveniently located, catering to the needs of modern living. With gas central heating throughout, the property ensures warmth and comfort during the colder months.

One of the standout features of this property is its proximity to a primary school, making it an ideal choice for families with young children. Additionally, the house is to be sold with the prospect of a sitting tenant, providing immediate rental income for savvy investors.

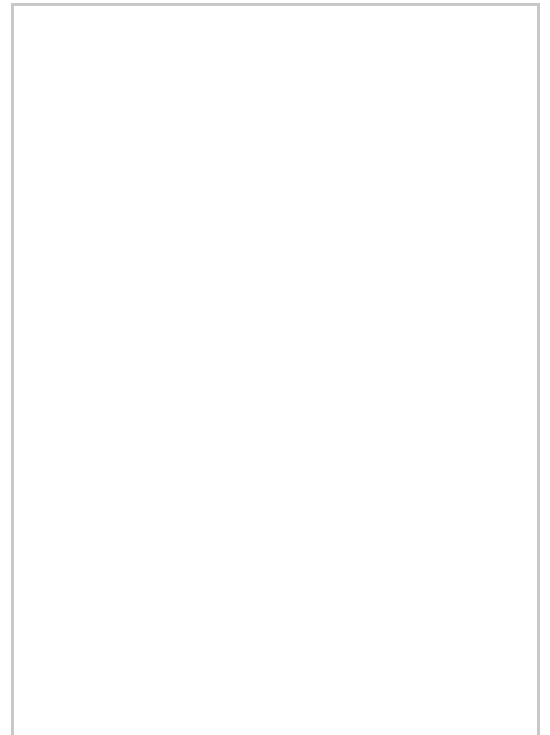
This property not only offers a solid foundation for a rental portfolio but also presents a unique chance to own a piece of history in a well-established community. Whether you are looking to invest or seeking a new home, this two-bedroom house in Shotton Colliery is a remarkable opportunity not to be missed.



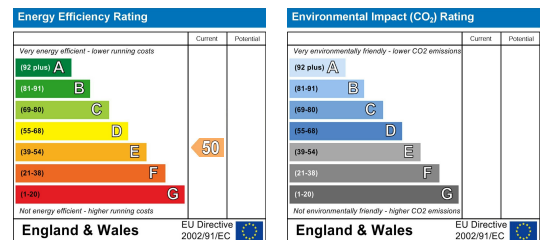
## Area Map



## Floor Plan



## Energy Efficiency Graph



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