



## 2 bed semi-detached house to buy in DH6

Bruce Glazier Terrace, Shotton Colliery, Durham, Durham, DH6 2PJ

**£99,995**

🏠 x2 🚗 x1 🏡 x1

Tenure      Size  
**Freehold      786 sq ft / 73 sq m**

### Property features

- ✓ Two-bedroom semi-detached
- ✓ No upper chain
- ✓ Large detached garage/workshop
- ✓ Separate utility room
- ✓ EPC Rating E

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are delighted to offer for sale this charming two-bedroom semi-detached home, pleasantly positioned within the peaceful village of Shotton Colliery, County Durham. Offered with no upper chain, this attractive property is ideally suited to first-time buyers, small families or investors.

The ground floor accommodation comprises a spacious main reception room, providing a welcoming focal point to the home and complete with a feature log burner — ideal for cosy evenings or entertaining family and friends. There is also a modern fitted kitchen, thoughtfully designed with ample wall and base units and incorporating a stylish breakfast bar, perfect for casual dining. A separate utility room adds further practicality with additional storage and laundry space, while a convenient downstairs W/C enhances everyday living.

To the upper floor are two well-proportioned double bedrooms, both bright and inviting, creating warm and restful spaces. The modern four-piece family bathroom is well maintained, and the property further benefits from gas central heating and full double glazing, ensuring year-round comfort and energy efficiency. In addition, there is a useful loft storage space, providing valuable extra storage.

The property has been significantly improved in recent years, including a full rewire in 2019 along with the installation of a new boiler, pipework and radiators. In 2021, the loft was insulated and plaster-boarded, the boiler was relocated to the loft, and an additional radiator was installed — enhancing both efficiency and practicality.

Externally, the home occupies a generous plot with ample parking to the front and side aspects. To the rear, there is an excellent garden space ideal for entertaining or as a safe play area for children. The property also boasts a large detached garage/workshop, perfect for additional storage, a home business, hobby space or further development potential (subject to the necessary permissions).

Situated close to local amenities, schools and transport links, including convenient access into Durham, the location offers a perfect balance of village living and everyday convenience. Shotton Colliery is well regarded for its strong sense of community, making it an appealing place to call home.

Offering fantastic value in today's market and available for immediate purchase, early viewing is strongly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £99,995

Property Type: Semi-detached house

Build Size: 73 sq m

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External front



## Entrance hall



## Lounge

4.61m x 4.56m (15'1" x 14'11")



## Breakfasting kitchen

4.45m x 2.55m (14'7" x 8'4")



## Utility room

2.85m x 1.76m (9'4" x 5'9")



## Downstairs w/c



---

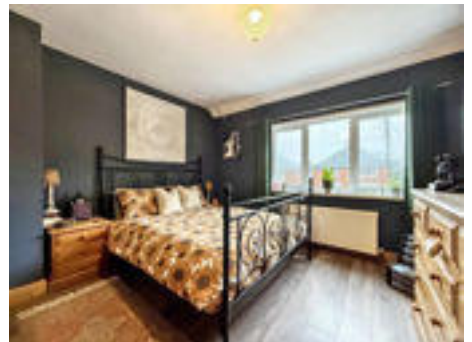
## FIRST FLOOR

### Landing



### Bedroom One

*3.56m x 3.51m (11'8" x 11'6")*



### Bedroom Two

*3.53m x 2.46m (11'6" x 8'0")*



### Family bathroom

*2.56m x 1.87m (8'4" x 6'1")*



## External rear

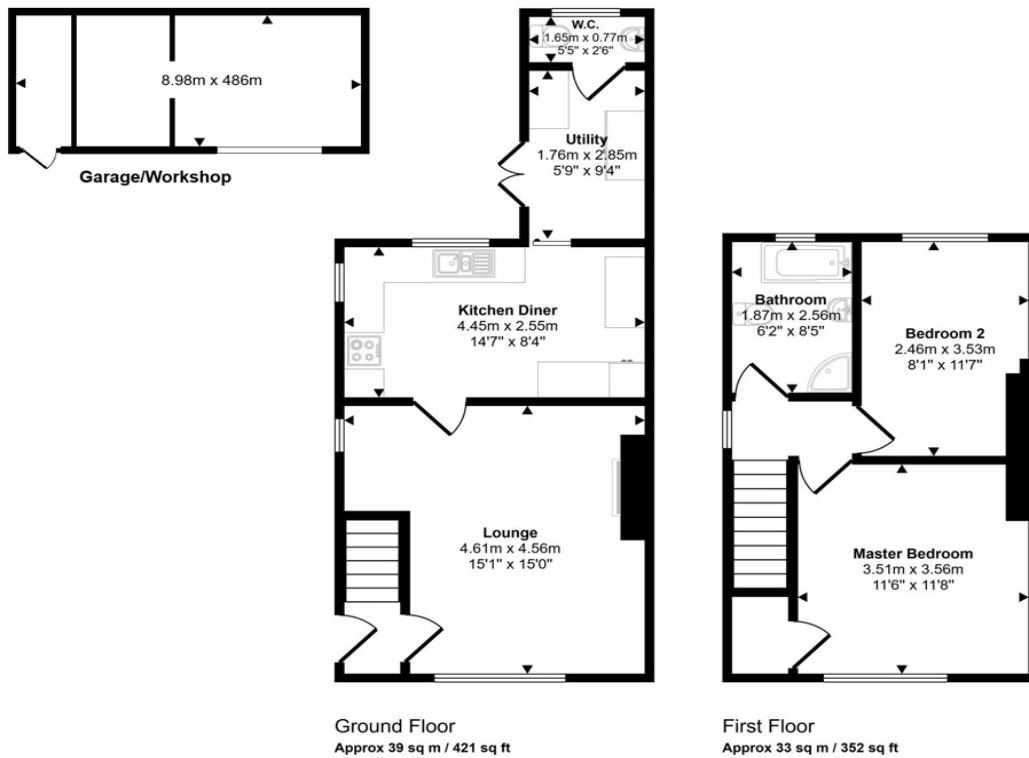


---

## Garage/workshop

*8.98m x 4.86m (29'5" x 15'11")*





**Approx Gross Internal Area**  
72 sq m / 773 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>	42		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Bruce Glazier Terrace, Shotton Colliery, Durham, Durham, DH6 2PJ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

