



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

Ashbrooke Estate, Shotton Colliery, Durham, Durham, DH6 2LN

**£139,995**

🏠 x3 🚗 x1 🚗 x3

Tenure

**Freehold**

### Property features

- ✓ Three-bedroom semi-detached
- ✓ Three versatile reception rooms
- ✓ Four-piece family bathroom
- ✓ South-west rear garden
- ✓ Detached garage

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Description

Immaculately Kept Semi-Detached Three-Bedroom Home with Conservatory, Detached Garage & South-West Facing Private Garden | Shotton Colliery, Durham | For Sale | No Onward Chain

Welcome to this immaculately kept semi-detached home, perfectly positioned in the peaceful village of Shotton Colliery, Durham. Offering generous living space, modern comfort, and beautiful presentation throughout, this delightful property is ideal for families or those seeking a move-in-ready home.

Inside, you'll find three spacious bedrooms, each thoughtfully designed for comfort and practicality, with plenty of natural light creating a calm and welcoming atmosphere.

The home features a modern four-piece family bathroom, complete with quality fittings and stylish finishes to ensure everyday comfort and convenience.

At the heart of the property are three versatile reception rooms, offering superb flexibility for entertaining or relaxation. The layout flows seamlessly into a bright conservatory, providing the perfect spot to unwind or enjoy views of the garden all year round.

Externally, the property boasts a south-west facing private garden, ideal for enjoying the sun throughout the day, outdoor dining, or family gatherings. A detached garage for additional storage with potential to add off-street parking.

From the moment you step inside, you'll notice the warmth, charm, and exceptional care that define this beautifully maintained home.

Situated in a quiet yet convenient location, the property offers easy access to local amenities, schools, and transport links while maintaining a peaceful residential feel.

With no onward chain, this home presents an excellent opportunity for a smooth and stress-free purchase.

This is more than just a house — it's a home ready to welcome its next owners.

Contact Pattinson Estate Agents today to arrange your viewing and make this stunning property.

Council Tax Band: A

Tenure: Freehold

Price: £139,995

Property Type: Semi-detached house

USPs: Garden

Parking: Garage

Heating: Gas

## External Front



## Entrance Hall

## Lounge



## Kitchen



## Dining Area

## Conservatory



## FIRST FLOOR:

## Landing



## Bedroom One



## Bedroom Two



## Bedroom Three



## Family Bathroom



## External Rear

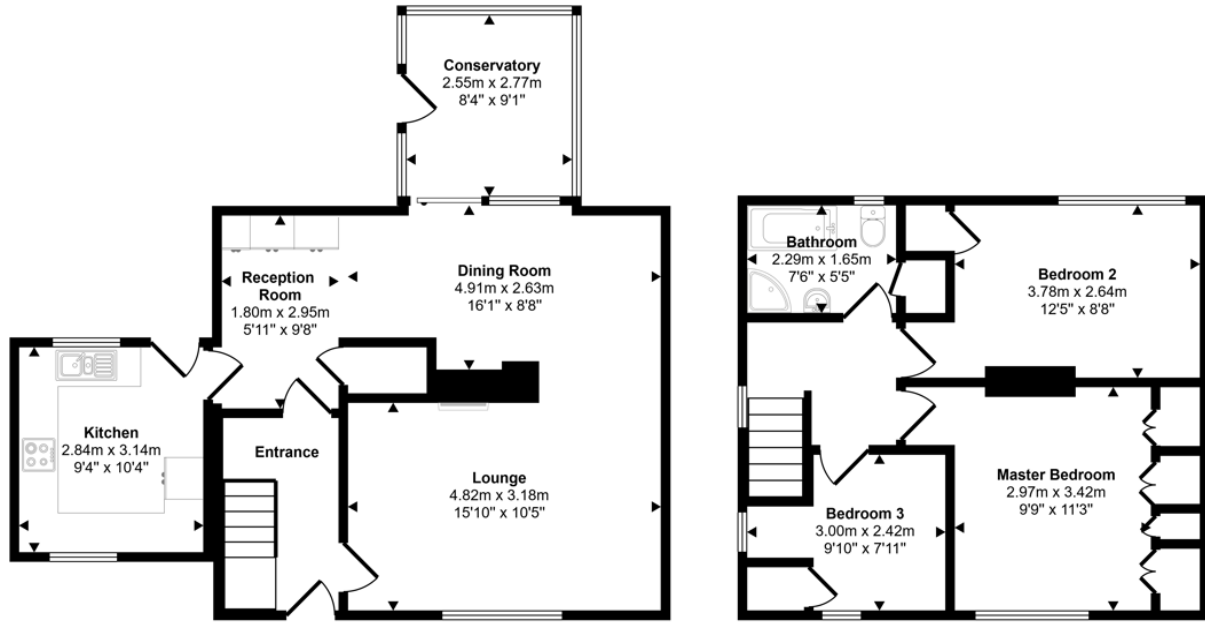


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## Garage



Approx Gross Internal Area  
103 sq m / 1107 sq ft



Ground Floor  
Approx 59 sq m / 638 sq ft

First Floor  
Approx 43 sq m / 468 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.

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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/>

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