



2 bed terraced house to buy in

Dene Terrace, Shotton Colliery, Durham,
Durham, DH6 2QX

£57,500

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

Freehold

Property features

- ✓ No onward chain
- ✓ Two reception rooms
- ✓ Ideal for first-time buyers or
- ✓ Achievable rental income of £550
- ✓ Estimated annual rental yield

On Street parking

Garden

Key Information

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

Description

Charming Two-Bedroom Terraced Home – No Chain – Excellent Investment Opportunity

Situated in the welcoming community of Shotton Colliery, this attractive two-bedroom terraced property is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers and investors alike.

Upon entering the property, you are welcomed into a cosy reception room that provides a warm and inviting living space. The home also benefits from a second reception room, offering flexible accommodation that could serve as a dining room, home office, or additional family living space.

The kitchen is practical and well arranged, offering ample worktop space and storage for everyday cooking. Adjacent to the kitchen is a useful utility area, providing additional storage and laundry facilities.

The property also benefits from a modern family bathroom located on the ground floor, finished to a good standard and offering both convenience and comfort.

Upstairs, the property features two well-proportioned bedrooms, each enjoying good natural light and providing comfortable living space.

Combining traditional character with modern practicality, the property feels bright and spacious throughout.

Ideally located close to local amenities, schools, and transport links, the property benefits from the convenience and accessibility of nearby Durham.

For investors, this property represents a strong buy-to-let opportunity, with an achievable rental income of approximately £550 per calendar month, producing an estimated annual rental yield of around 11.48%.

Offered with no onward chain, the property provides a straightforward purchase and an excellent opportunity to acquire a home with both lifestyle and investment potential.

Early viewing is highly recommended. To arrange a viewing, please contact Pattinson Estate Agents today.

Council Tax Band: A

Tenure: Freehold

Price: £57,500

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

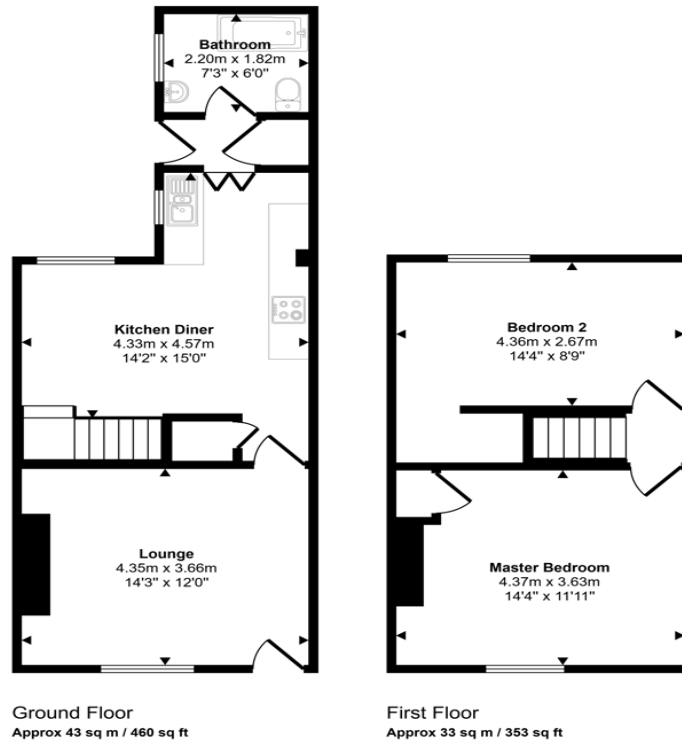
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area
76 sq m / 813 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.

Dene Terrace, Shotton Colliery, Durham, Durham, DH6 2QX

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.

