



Wellburn Close, Shotton Colliery, DH6 2YH
2 Bed - House - Link Semi Detached
O.I.R.O £125,000

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Wellburn Close Shotton Colliery, DH6 2YH

No Onward Chain ** Ideal Starter or Young Family Home ** Well Presented & Extended ** Parking & Garage ** Gardens ** Modern Development ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Local Amenities & Good Road Links ** Early Viewing Advised **

The property comprises an entrance porch, comfortable lounge/dining room, modern fitted kitchen, lovely garden room and downstairs WC. The first floor has two bedrooms and bathroom/WC. Outside, there is front driveway parking leading to the single garage. The rear garden is enclosed with door to the garage.

Shotton Colliery is a village located on the outskirts of Durham, offering an ideal community for families, professionals, and retirees alike. Rich in history and surrounded by rolling countryside, the village provides a convenient lifestyle. Residents benefit from a range of local amenities, including supermarkets, independent shops, cafés, and healthcare facilities. For families, the village boasts several primary schools, with secondary education options and colleges available in nearby towns such as Peterlee and Durham.

Excellent transport links make Shotton Colliery highly accessible, with the A19 just minutes away, offering quick routes to Sunderland, Durham, and Newcastle. Regular bus services connect the village to surrounding areas, and Durham train station, only a short drive away, provides fast rail connections across the North East and beyond. With its blend of rural charm and modern convenience, Shotton Colliery is an appealing option for those seeking a balanced and connected lifestyle.









GROUND FLOOR

Hallway

Lounge Dining Room

14'04 x 19'07 (4.37m x 5.97m)

Kitchen

8'0 x 8'0 (2.44m x 2.44m)

Garden Room

12'01 x 7'08 (3.68m x 2.34m)

WC

FIRST FLOOR

Bedroom

9'01 x 8'04 (2.77m x 2.54m)

Bedroom

8'04 x 7'05 (2.54m x 2.26m)

Bathroom/WC

6'03 x 6'01 (1.91m x 1.85m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

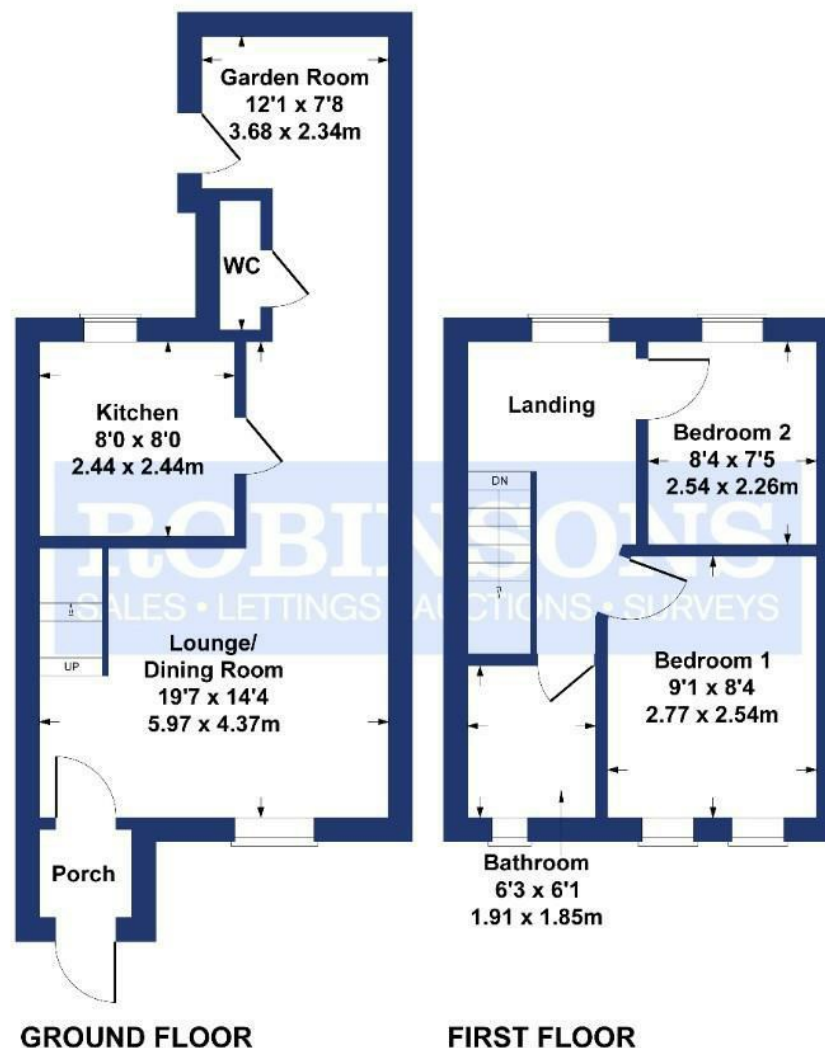
Council Tax: Durham County Council, Band B - Approx. £1984p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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Approximate Gross Internal Area
669 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

