



Dixon Estate, Shotton Colliery, DH6 2PX
2 Bed - House - Semi-Detached
£160,000

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Dixon Estate

Shotton Colliery, DH6 2PX

LOOKING FOR A BEAUTIFULLY REFURBISHED HOME WHERE ALL THE HARD WORK HAS ALREADY BEEN DONE?

This outstanding two-bedroom semi-detached property offers the perfect opportunity to simply move in, unpack and enjoy! Extensively upgraded throughout, with a brand-new roof, contemporary interiors, generous landscaped garden and off-street parking, this impressive home is an ideal choice for first-time buyers, couples and downsizers seeking stylish, low-maintenance living.

Occupying a pleasant position on a popular residential road in Shotton Colliery, the property has undergone a comprehensive programme of improvements, including a modern fitted kitchen, stylish bathroom, upgraded electrics and heating, replacement internal woodwork and doors, driveway improvements and extensive garden landscaping. The result is an attractive, ready-to-move-into home offering an excellent turnkey opportunity.

The well-planned accommodation briefly comprises an entrance hallway, spacious and welcoming family lounge and impressive contemporary kitchen fitted with a range of wall, base and drawer units, modern work surfaces, space for appliances and a dining table, with direct access to the rear garden. To the first floor are two generously proportioned double bedrooms and a stylish family bathroom/WC, complete with bath and overhead shower.

Externally, the property benefits from off-street parking and a larger-than-average landscaped rear garden, featuring spacious patio and lawned areas, useful outbuildings and a pleasant degree of privacy. Enjoying a sunny aspect, this superb outdoor space is perfect for entertaining, dining or relaxing.

Shotton Colliery offers convenient access to local shops, amenities and schooling, with excellent commuter connections via the nearby A19 to Sunderland, Newcastle, Hartlepool and Teesside. Peterlee provides additional shopping and leisure facilities, while the beautiful Durham Heritage Coast is within easy reach.













Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – Yes

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Remodelled

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

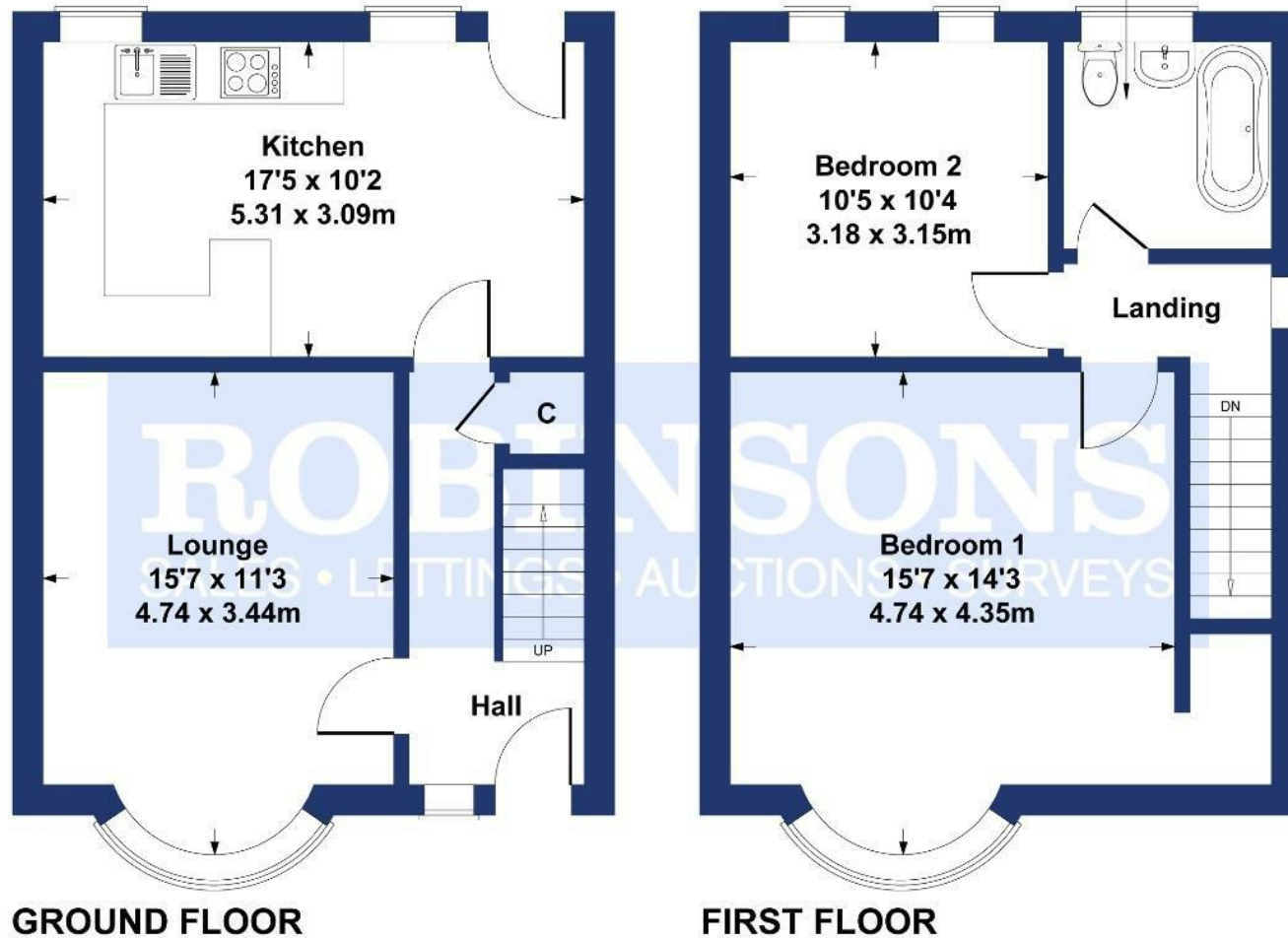
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Approximate Gross Internal Area
850 sq ft - 79 sq m

Bathroom
7'5 x 6'6
2.25 x 1.99m



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



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