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**FOR SALE**

Ashbrooke Estate, Shotton Colliery, DH6 2LN  
3 Bed - House - Semi-Detached  
Offers Over £100,000

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# Ashbrooke Estate

## Shotton Colliery, DH6 2LN

No Upper Chain \*\* Linked Semi Detached Ideal Starter or Family Home \*\* Buy-to-Let Potential  
Approx. £700pcm \*\* Spacious Layout \*\* Large Rear Garden With Summer House/Garage \*\*  
Pleasant Position \*\* Outskirts of Durham & Peterlee \*\* Good Local Amenities & Road Links \*\*  
Upvc Double Glazing & GCH \*\*

The floor plan comprises; entrance hallway, comfortable family lounge with French doors to the rear garden, good sized dining area, fitted kitchen, utility room and ground floor WC. The first floor has three bedrooms and bathroom/WC. Outside, there are front and rear gardens. The rear is of a generous size with large summer house / possible 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

22'10 x 13'05 (6.96m x 4.09m)

### Dining Room

13'09 x 7'05 (4.19m x 2.26m)

### Kitchen

11'04 x 9'06 (3.45m x 2.90m)

### Utility Room

6'06 x 5'10 (1.98m x 1.78m)

### WC

## FIRST FLOOR

### Bedroom

13'02 x 10'11 (4.01m x 3.33m)

### Bedroom

11'11 x 9'05 (3.63m x 2.87m)

### Bedroom

9'06 x 7'04 (2.90m x 2.24m)

### Bathroom/WC

7'08 x 7'05 (2.34m x 2.26m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: C



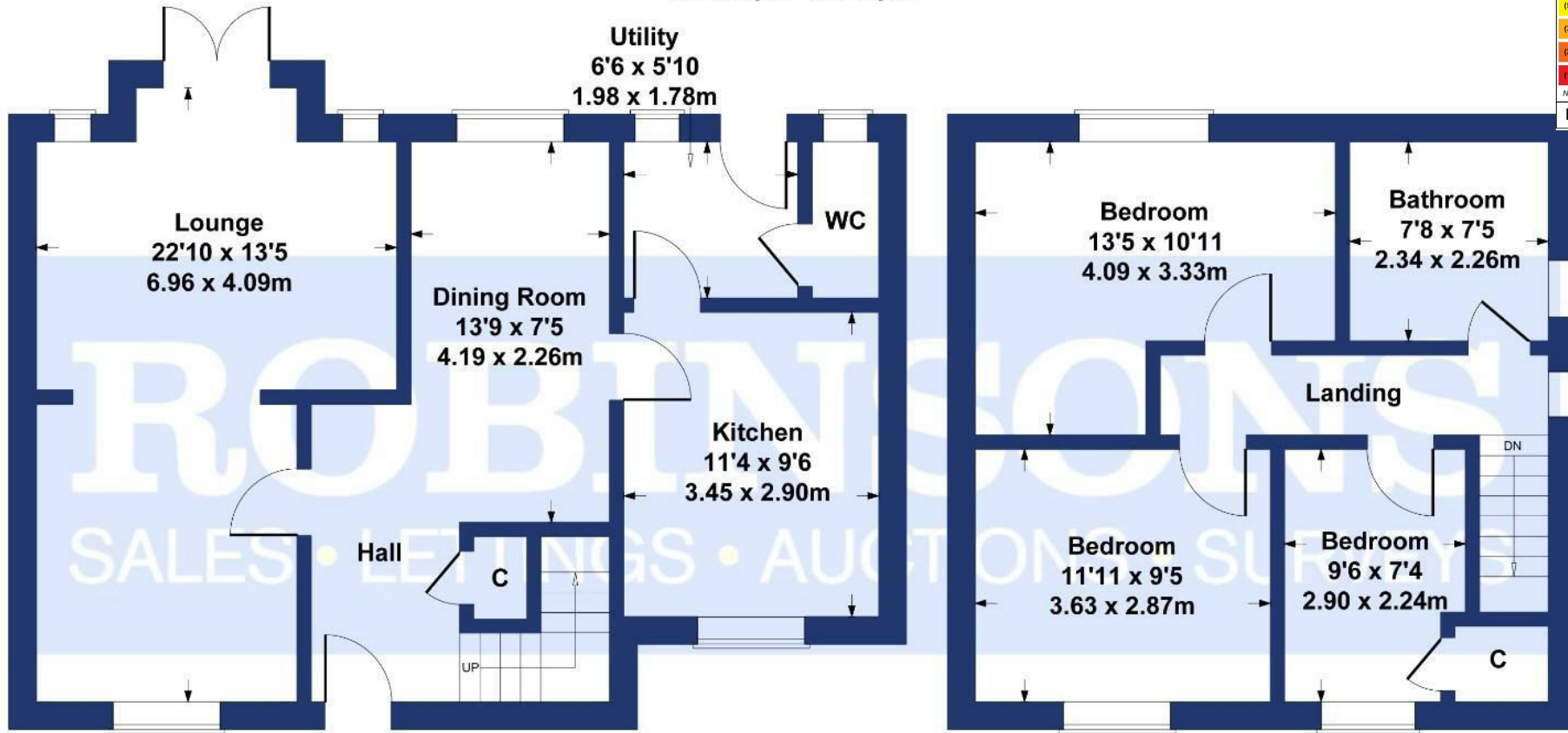
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Ashbrooke Estate

Approximate Gross Internal Area  
1078 sq ft - 100 sq m

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## 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

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.

