



Buttercup Close, Shotton Colliery, DH6 2LG  
2 Bed - House - Terraced  
Offers Over £99,995

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## Buttercup Close Shotton Colliery, DH6 2LG

Superb First or Young Family Home \*\* Enclosed Rear Garden \*\* Driveway Parking \*\* Outskirts of Durham & Close to Peterlee \*\* Good Road Links \*\* Local Amenities & Schools \*\* Modern Development \*\* Ready to Move In \*\* Must be Viewed \*\*

An ideal first home, this beautifully presented property is perfectly suited to first-time buyers or young couples looking to take a confident step onto the property ladder.

The interior is finished to an excellent standard throughout. The ground floor offers a welcoming and spacious lounge, a modern fitted kitchen featuring sleek high-gloss units, and the added convenience of a downstairs WC. To the first floor are two well-proportioned double bedrooms, along with a stylish and well-appointed family bathroom.

Externally, the home benefits from a private driveway to the front, additional visitor parking, and a fully enclosed, low-maintenance rear garden—perfect for relaxing or entertaining with minimal upkeep.

The location is well served by local amenities, including medical and dental practices and Peterlee Community Hospital, with everyday shopping available in nearby Ludworth Village. A good selection of primary and secondary schools are close by, making the area particularly appealing to young families.

Excellent transport links further enhance the appeal, with Horden railway station around 3.8 miles away and additional connections available via Seaham and Durham. Regular bus services operate locally, while Durham City is easily accessible via the A1(M) and A690, supported by a convenient Park & Ride service.

















## GROUND FLOOR

### Hallway

### WC

### Lounge

15'7" x 12'0" (4.76 x 3.68)

### Kitchen

8'9" x 8'3" (2.69 x 2.54)

## FIRST FLOOR

### Bedroom

13'1" x 8'7" (4 x 2.63)

### Bedroom

11'5" x 6'7" (3.48 x 2.01)

### Bathroom

7'11" x 5'2" (2.43 x 1.58)

### Agent Notes

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Tenure: Freehold

Estate Management Charge – £45 per year

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

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 – None known.

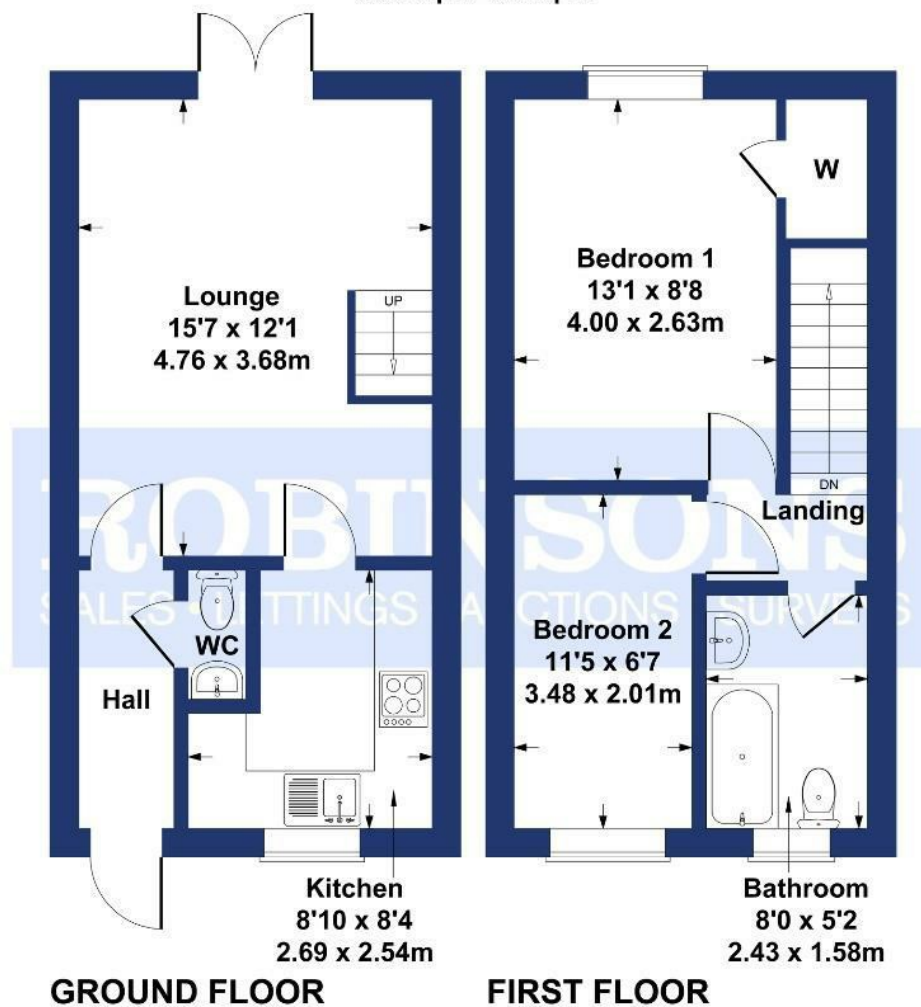
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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

# Buttercup Close

Approximate Gross Internal Area  
603 sq ft - 56 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. 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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