



Burns Terrace, Shotton Colliery, DH6 2PD
3 Bed - House - Semi-Detached
£59,950

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Buy-to-Let Investment ** Currently Tenanted £500pcm **
Outskirts of Durham ** GCH & Double Glazing ** Gardens **

Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The accommodation consists of three bedrooms, a living room, dining area, kitchen, and a downstairs family bathroom/WC. Outside, there are gardens both to the front and rear of the property.

The property enjoys a prime position, conveniently close to the local Industrial Estate, educational facilities, various shopping outlets, and the A19, providing seamless access to all major regional hubs. Its strategic placement ensures easy connectivity to key amenities and transportation arteries, enhancing both convenience and accessibility.

GROUND FLOOR

Hall

Lounge

14'8 x 11'3 (4.47m x 3.43m)

Kitchen

14'3 x 8'7 (4.34m x 2.62m)

Bathroom/WC

6'0 x 5'6 (1.83m x 1.68m)

FIRST FLOOR

Bedroom

11'7 x 11'5 (3.53m x 3.48m)

Bedroom

11'1 x 8'2 (3.38m x 2.49m)

Bedroom

7'11 x 6'5 (2.41m x 1.96m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 9000

Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621

p.a

Energy Rating: D

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



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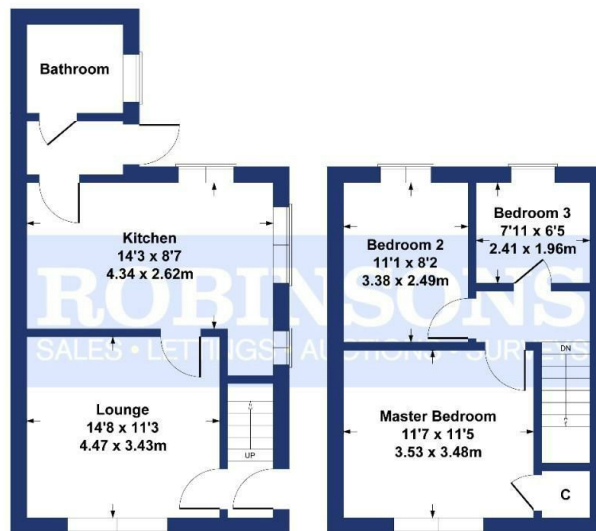
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burns Terrace
Approximate Gross Internal Area
698 sq ft - 65 sq m



GROUND FLOOR

FIRST FLOOR

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		68	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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