

Poppy Lane, Shotton Colliery, DH6 2LF
3 Bed - House - Townhouse
£95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

NO UPPER CHAIN ** MODERN TOWN HOUSE ** IDEAL STARTER, FAMILY HOME OR BUY-TO-LET ** POPULAR MODERN DEVELOPMENT ** TWO CAR PARKING SPACES ** ENCLOSED REAR GARDEN WITH PAVED PATIO ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZING ** VERY COMPETITIVE ASKING PRICE ** EARLY VIEWING ADVISED **

A particular feature of the property is the large open plan living room and kitchen. The living area has double glazed french door giving access to the rear garden whilst the kitchen area is fitted with an excellent range of modern units including a breakfast bar and built in oven and hob. Off the living room is the guest cloakroom/wc. On the first floor are bedrooms 2 & 3, together with a family bathroom/wc fitted with a white suite. On the second floor is the spacious master bedroom. Externally there are two block paved parking spaces to the front,, with an open plan slate front garden and a good sized rear garden enclosed by timber fencing, mainly laid to lawn with a paved patio and footpath.

The property is situated on a popular modern development on the outskirts of Shotton Colliery, within walking distance of local shops and local amenities. Regular bus services are available to Durham City, Peterlee and Hartlepool. A more comprehensive range of shopping and leisure facilities are available within Peterlee Town centre and Durham City centre. The property is also well placed for commuting purposes as it lies a short drive from the A181 trunk road which provides good road links to other regional centres. The A19 lies approximately 5 minutes away with direct road links to the North & South.

EPC rating B

Council tax band B - approx. £1714pa

Tenure - Freehold

GROUND FLOOR:

OPEN PLAN LIVING ROOM/KITCHEN

22'0" x 9'0" increasing to 12'10" (6.71 x 2.74 increasing to 3.91)

LIVING AREA

11'10" x 9'0" increasing to 12'0" (3.61 x 2.74 increasing to 3.66)

KITCHEN AREA

10'0" x 9'0" (3.05 x 2.74)

CLOAKROOM/WC

FIRST FLOOR: LANDING

BEDROOM 2

12'0" x 7'8" (3.66 x 2.34)

BEDROOM 3

7'10" x 5'6" increasing to 12'0" (2.39 x 1.68 increasing to 3.66)

BATHROOM/WC

SECOND FLOOR:

BEDROOM 1

15'6" x 9'0" (4.72 x 2.74)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

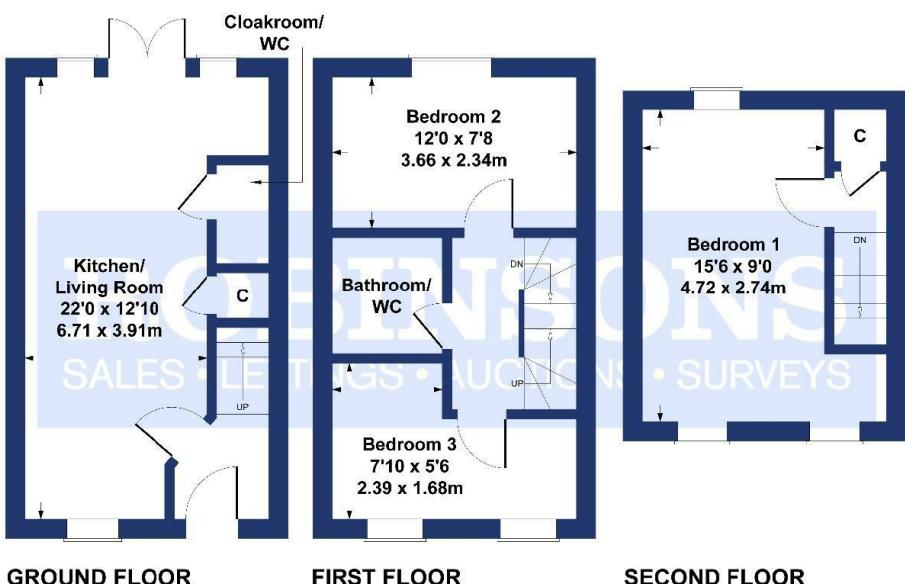
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Poppy Lane

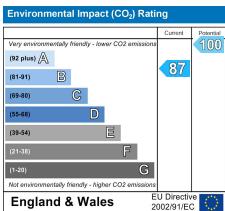
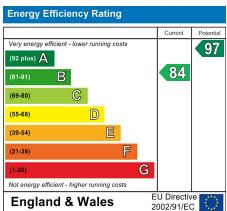
Approximate Gross Internal Area
743 sq ft - 69 sq m



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. 2023



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

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.



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk