



**Burns Terrace, Shotton Colliery, DH6 2PD**  
**3 Bed - House - End Terrace**  
**£59,950**

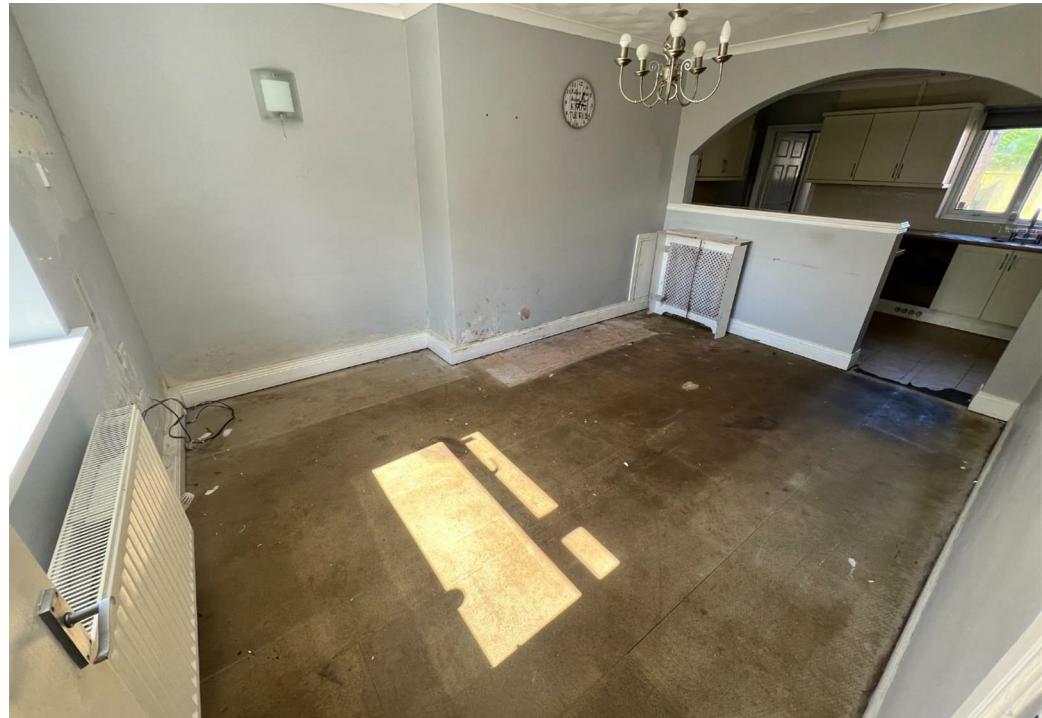
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## Burns Terrace Shotton Colliery, DH6 2PD

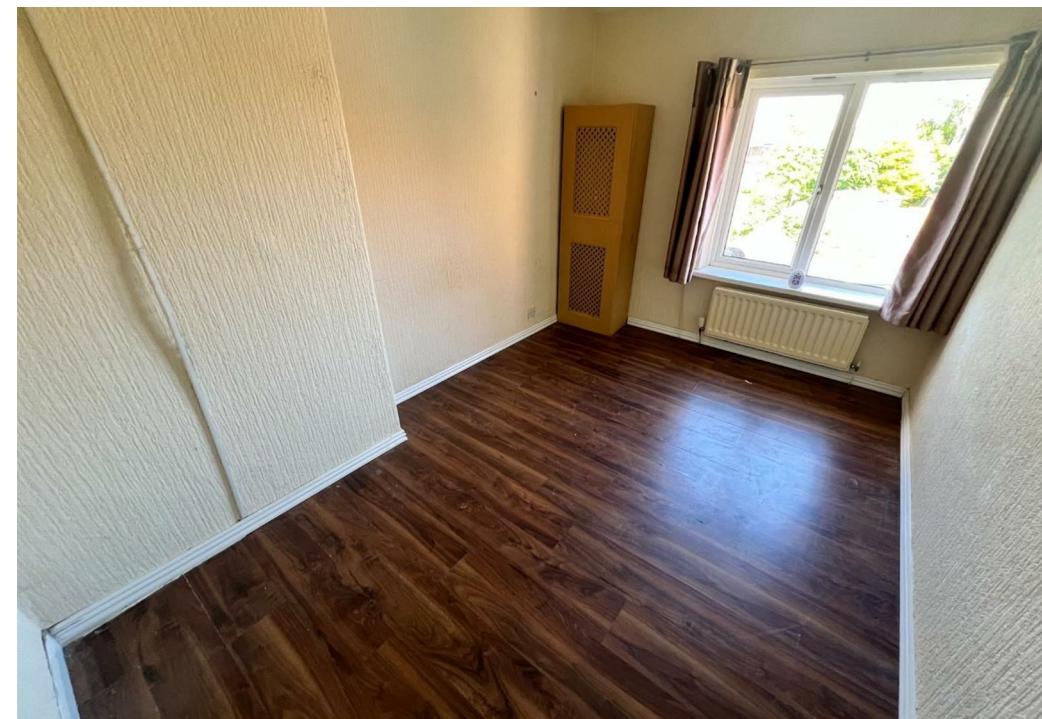
No Upper Chain \*\* Sold As Seen \*\* Spacious Floor Plan \*\* Parking & Detached Garage \*\* Outskirts of Durham \*\* Double Glazing & GCH \*\*

The floor Plan comprises: entrance, comfortable lounge, kitchen, rear lobby and downstairs shower room/WC. The first floor has three bedrooms. Outside the property occupies a pleasant position with gardens, parking and detached garage.

The property is situated within the village of Shotton where there are a range of local shops and amenities available. Local and direct bus routes to the Historical City of Durham also Peterlee and Hartlepool. A more comprehensive range of shopping and recreational facilities and amenities 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 A(181) Highway which provides good road links to other regional centres. The A(19) lies just 5 minutes away with direct road links to the North and South.









## GROUND FLOOR

### Entrance

### Lounge

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

### Kitchen

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

### Rear Lobby

### Shower Room/WC

## 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 14 Mbps, Superfast 74 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

# Burns Terrace

Approximate Gross Internal Area

698 sq ft - 65 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. 2024

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		70	84
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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