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Lilac Terrace

Shotton Colliery, DH6 2HS

Asking Price £125,000



CORNER POSITIONED SEMI DETACHED HOUSE WITH THREE DOUBLE BEDROOMS ... Hunters are pleased to present to the market this exceptional semi-detached house which offers a wonderful opportunity for families seeking a comfortable and spacious residence. Spanning an impressive 764 square feet, this property boasts three generously sized double bedrooms, making it ideal for both growing families and those who appreciate extra space. The home features a well-appointed family bathroom, along with a convenient ground floor W/C that is easily accessible from the utility room. This thoughtful layout ensures that daily routines are both practical and efficient. The heart of the home is undoubtedly the delightful fitted kitchen, located at the rear of the property. This inviting space is perfect for culinary enthusiasts and family gatherings alike, providing a warm and welcoming atmosphere. Set on a larger corner site, the property benefits from ample outdoor space, ideal for children to play or for hosting summer barbecues. The surrounding area is known for its community spirit and accessibility to local amenities, making it a desirable location for families. This home combines classic charm with modern living, offering a unique character that is hard to find. With its appealing features and prime location, this semi-detached house on Lilac Terrace is a fantastic opportunity for those looking to settle in a popular area in County Durham.



Entrance Hallway

The hallway features a contemporary composite double glazed external door opening into the welcoming entrance space which features a stairwell to the first floor, laminated flooring and a door to the lounge.

Lounge 13'11" x 13'6" (4.26m x 4.12m)

Situated at the front of the residence this delightful reception room includes a continuation of the laminated flooring from hall, a radiator and a double glazed window offering views across the larger than average corner positioned gardens.

Kitchen 13'8" x 9'3" (4.17m x 2.82m)

Nestled towards the rear of the home, the wonderful kitchen provides an array of both wall and floor cabinets finished in Oak colour tones with contrasting granite effect work surfaces which integrate a useful ceramic sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the rear gardens. Further accompaniments include a double glazed door granting access into the rear gardens, a graphite coloured contemporary radiator, tiled flooring and an open aspect to the adjoining utility room and ground floor W/c. Integral appliances include an elevated double oven, a concealed fridge and freezer and a five ring gas hob positioned below a contemporary brushed steel extractor canopy offering a centrepiece to the room.

Utility Room - W/c 8'6" x 5'2" (2.60m x 1.58m)

A wonderful asset to the home which features convenient floor tiling, double glazed windows, plumbing for an automatic washing machine and an adjoining ground floor W/c which includes a low level W/c, a hand wash basin recessed into a vanity cupboard and a double glazed window.

Landing

Located at the top of the stairwell from the entrance hallway, this equally welcoming area includes a double glazed window and loft access.

Master Bedroom 13'8" x 8'11" (4.17m x 2.74m)

The well appointed master bedroom features double glazed windows providing elevated views across the rear gardens and a radiator.

Second Bedroom 10'4" x 9'3" (3.16m x 2.82m)

Located at the front of the residence, the second double bedroom incorporates a double glazed windows providing elevated views across the larger than average gardens and a radiator.

Third Bedroom 10'4" x 9'3" (3.16m x 2.82m)

Situated adjacent to the master bedroom at the rear of the home, this appealing third double bedroom features double glazed windows and a radiator.

Family Bathroom 8'4" x 5'8" (2.56m x 1.73m)

This lovely family bathroom offers a white suite comprising of a panel bath with an overhead electric shower, mixer tap fittings and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include attractive tiling accompanied with a contemporary towel radiator and a double glazed vanity window.

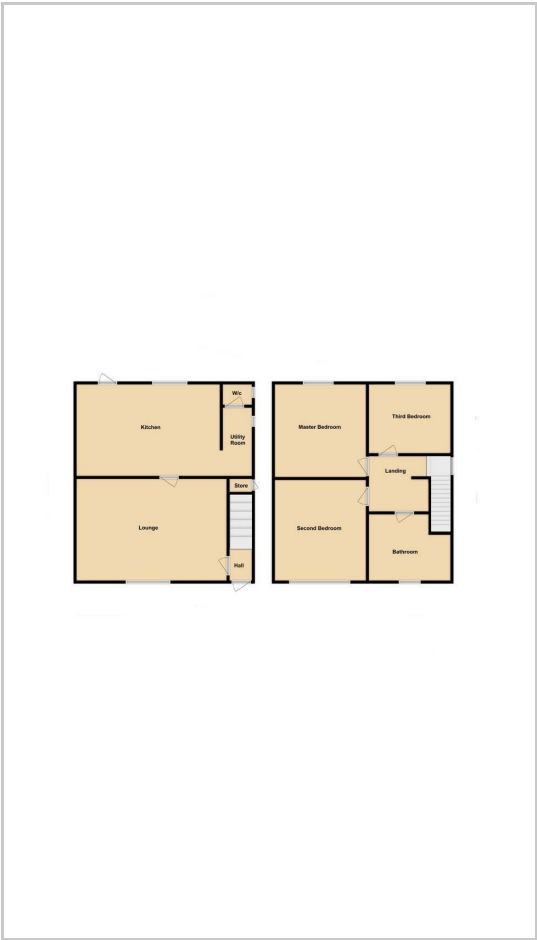
Outdoor Space

The property is situated on a popular corner position within this desirable residential area accommodating a larger than average outdoor space which could be beneficial for future extensions / development, subject to necessary regulatory approval and planning consent. The corner gardens are laid mostly with lawns and a central pathway leading to an access gate which offers accessibility into the private rear gardens with a delightful paved patio and a timber garden shed, ideal for families and outdoor recreation during the warm summer months.

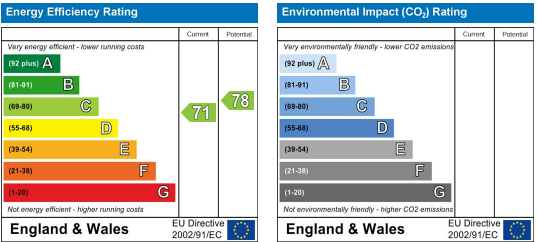
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.