

# HUNTERS®

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**Keir Hardie Terrace**  
Shotton Colliery, Durham, DH6 2PS

£110,000



Council Tax: A



# 36 Keir Hardie Terrace

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## Entrance Hallway

Situated at the front of the home, the entrance hall includes a staircase to the first floor landing, attractive laminated flooring flowing into both the lounge and the family room and an external double glazed door.

## Lounge

14'11" x 10'5" (4.57m x 3.20m)

Providing a popular duel aspect with a double glazed bow window to the front and a further double glazed window to the rear, the lounge encompasses two radiators, attractive laminated flooring and doors offering access into the entrance hall and kitchen respectfully.

## Family Room

10'4" x 6'7" (3.17m x 2.02m)

A useful room located at the front of the residence which features laminated flooring, a double glazed bow window overlooking the lovely gardens and a radiator.

## Kitchen

13'6" x 7'6" (4.13m x 2.30m)

Nestled towards the rear of the home the kitchen provides a wealth of both wall and floor cabinets finished in a light oak colour with shaker style handles and a contrasting laminated work surface which integrates a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window offering views across the rear patio garden. Accompaniments include an exterior double glazed door, an additional double glazed window, a radiator, plumbing for an automatic washing machine and an electric hob and oven positioned below an elevated extractor hood.

## Shower Room

5'6" x 5'0" (1.68m x 1.53m)

The shower room features a double sized shower tray with glazed screens and a Grohe chrome finished shower which compliments the chrome effect ladder style radiator, laminated flooring and a double glazed frosted window to the side of the property.

## First Floor Landing

Positioned at the top of the stairwell from the entrance hallway, the landing offers a radiator and accessibility into the three bedrooms and the first floor W/c facility.

## Upstairs W/c

The convenient W/c offers a low level W/c and a frosted window to the rear of the home.

## Master Bedroom

16'1" x 9'7" (4.92m x 2.94m)

Positioned above the lounge, the bedroom features two double glazed windows to both the front and rear of the home, a radiator and useful fitted wardrobes to the extent of an entire wall.

## Second Bedroom

10'11" x 8'11" (3.34m x 2.74m)

The delightful second double bedroom includes a double glazed window offering elevated views across the larger than average gardens and a radiator.

## Third Bedroom

8'11" x 6'10" (2.72m x 2.09m)

Located at the rear of the home, the single third bedroom includes a double glazed window and a radiator.

## Detached Garage

17'10" x 10'2" (5.46m x 3.10m)

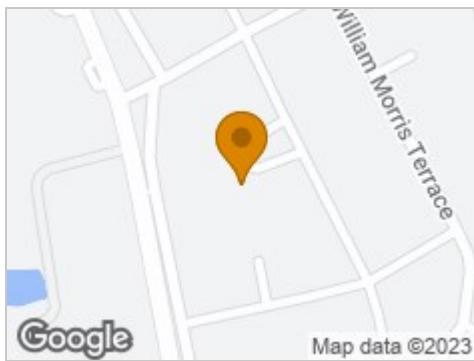
The wonderful garage features an up and over door opening onto the double length driveway accompanied with a further access door to the side.

## Outdoor Space

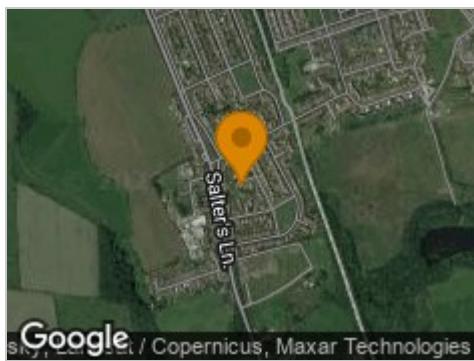
Due to the corner position of the property there are larger than average enclosed front and side gardens have been well maintained with an abundance of lawns, making the property an ideal attribute for families. To the rear the vendors have created a private block paved patio garden accessed via the door from the kitchen.



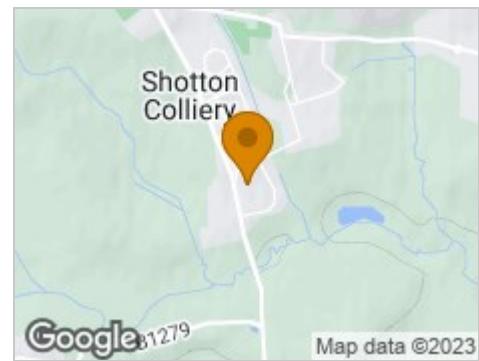
## Road Map



## Hybrid Map



## Terrain Map



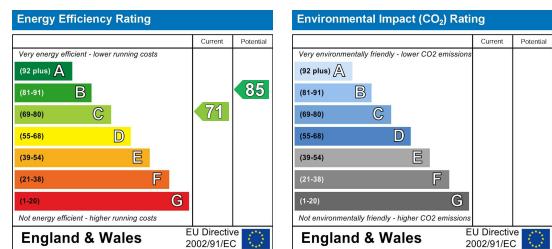
## Floor Plan



## Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

## 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.