



## 2 bed terraced house to buy in

Dene Terrace, Shotton Colliery, Durham,  
Durham, DH6 2QX

# £64,950

 x2  x1  x1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Two-bedroom terraced house
- ✓ Ideal first-time buy or investment opportunity
- ✓ Upgraded fixtures & fittings
- ✓ Full re-wire completed
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Charming two-bedroom terraced house is situated in the popular village of Shotton Colliery, Durham. Offering a blend of traditional character and modern convenience, the property represents an ideal purchase for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed via an entrance hallway leading through to a spacious and inviting reception room, perfectly suited for both relaxing and entertaining. Flooded with natural light from generously sized windows, the living space offers a warm and comfortable atmosphere whilst providing a neutral canvas ready for personalisation.

To the rear, the fitted kitchen has been designed with practicality in mind, offering ample storage and workspace along with room for essential appliances. The layout combines both style and functionality, making it well suited to modern day living.

To the first floor are two well-proportioned bedrooms, both light, airy, and neutrally decorated throughout. The accommodation is completed by a modern family bathroom fitted with contemporary fixtures and finishes.

The current owner has carried out a range of improvement works in recent years, including a replacement boiler, full re-wire, modern fitted kitchen, updated bathroom suite, new flooring, re-plastering, and redecoration throughout, creating a home that is ready to move straight into.

Externally, the property benefits from a low-maintenance rear yard area, ideal for enjoying outdoor seating or unwinding during the warmer months.

Ideally positioned within easy reach of local shops, schools, recreational facilities, and excellent transport links, this property provides convenient access to surrounding towns and amenities.

The property also presents an excellent investment opportunity, with a potential rental income of approximately £550 PCM.

Offering spacious accommodation and excellent potential, this lovely home is sure to appeal to a range of buyers. Early internal inspection comes highly recommended to fully appreciate all that this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £64,950

Property Type: Terraced House

USPs: Garden

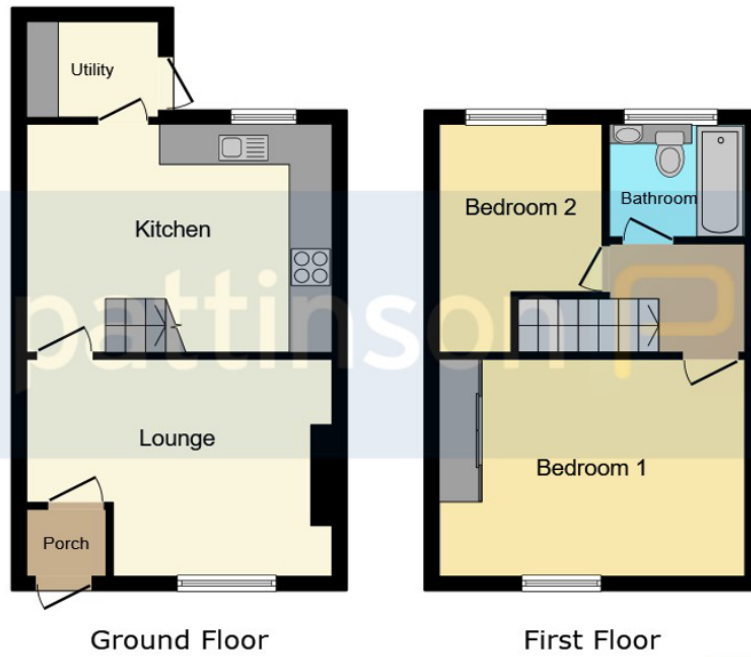
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Dene Terrace, Shotton Colliery, Durham, Durham, DH6 2QX

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