



**Flemingfield Farm Cottages, Flemingfield
Farm Road, DH6 2JE
3 Bed - House - Semi-Detached
Asking Price £133,000**

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****THREE BEDROOM** **SEMI-DETACHED FARM COTTAGE**
DECEPTIVELY SPACIOUS ACCOMMODATION **SEMI-
RURAL LOCATION** **ATTRACTIVE VIEWS** **GAS
CENTRAL HEATING** **UPVC GLAZING** **FITTED
KITCHEN/DINING ROOM** **GOOD SIZED REAR GARDEN**
PARKING FOR TWO CARS **VIEWING HIGHLY
RECOMMENDED****

Externally

Patio Area to front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - A

Annual Cost - £1266.26

The property is offered at a competitive price and is a superb three bedroom semi-detached farm cottage in an semi rural location with attractive views, gardens and off street parking. Presented in good decorative order throughout, the property offers family sized accommodation with a particular feature being a large open plan kitchen/dining room and a large lounge. On the ground floor, an entrance hall leads into a large lounge, which in turn leads to a large kitchen/ dining room with fitted floor and wall units, fitted work surfaces and integrated dishwasher and fridge freezer. On the first floor there is a spacious landing leading to three bedrooms and a family bathroom with a four piece white suite including a shower cubicle and electric shower. Bedroom 1 has an excellent range of quality fitted wardrobes including matching draws and dressing table. Externally there is a concreted driveway providing off street parking facilitates for two vehicles, a small patio area to the front and a good sized enclosed rear garden with timber shed and playhouse.

The property is located in a semi rural location on the edge of Shotton Colliery, yet within easy reach of local shops, schools and regular bus services to the surrounding areas.

Ground Floor

Entrance Hall

Lounge

16'6 x 15'6 (5.03m x 4.72m)

Kitchen/ Dining Room

19'10 x 9'10 (6.05m x 3.00m)

First Floor

Landing

Bedroom 1

17'6 x 10'6 (5.33m x 3.20m)

Bedroom 2

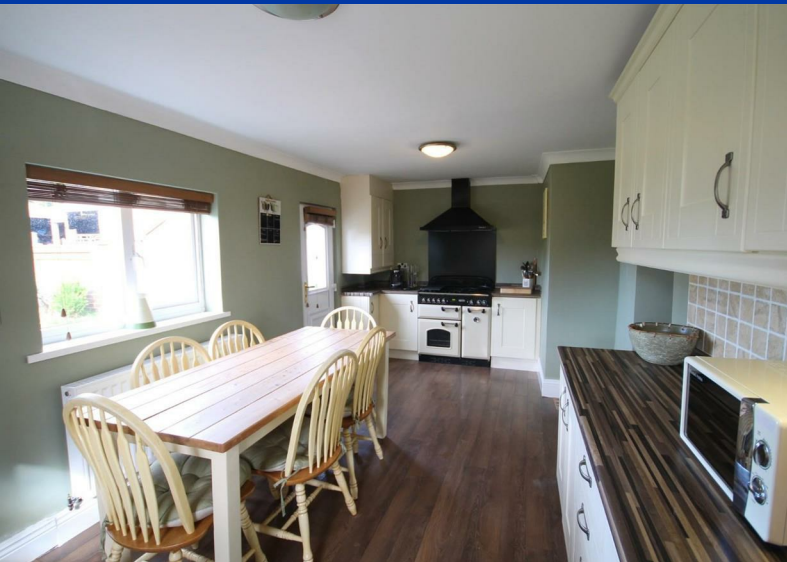
11'10 x 9'8 (3.61m x 2.95m)

Bedroom 3

12'10 x 7'6 (3.91m x 2.29m)

Bathroom

9'8 x 7'10 (2.95m x 2.39m)



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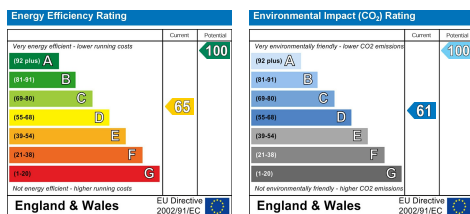
Surveys and EPCs

Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager



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