



Poppy Lane, Shotton Colliery, DH6 2LF
3 Bed - House - Townhouse
£600 Per Calendar Month

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****THREE STOREY TOWN HOUSE**THREE BEDROOMS**GOOD DECORATIVE ORDER**POPULAR MODERN DEVELOPMENT**TWO CAR PARKING SPACES**ENCLOSED REAR GARDEN WITH PAVED PATIO**GAS CENTRAL HEATING**UPVC DOUBLE GLAZING**VIEWING RECOMMENDED****

A particular feature of the property is the large open plan living room and kitchen. The living area has double glazed french door giving access to the rear garden whilst the kitchen area is fitted with an excellent range of modern units including a breakfast bar and built in oven and hob. Off the living room is the guest cloakroom/wc. On the first floor are bedrooms 2 & 3, together with a family bathroom/wc fitted with a white suite. On the second floor is the spacious master bedroom. Externally there are two block paved parking spaces to the front,, with an open plan slate front garden and a good sized rear garden enclosed by timber fencing, mainly laid to lawn with a paved patio and footpath.

The property is situated on a popular modern development on the outskirts of Shotton Colliery, within walking distance of local shops and local amenities. Regular bus services are available to Durham City, Peterlee and Hartlepool. A more comprehensive range of shopping and leisure facilities 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 A181 trunk road which provides good road links to other regional centres. The A19 lies approximately 5 minutes away with direct road links to the North & South.

Specifications: Professionals Only

GROUND FLOOR:

OPEN PLAN LIVING ROOM/KITCHEN

22' x 9' increasing to 12'10 (6.71m x 2.74m increasing to 3.91m)

LIVING AREA

11'10 x 9' increasing to 12' (3.61m x 2.74m increasing to 3.66m)

KITCHEN AREA

10' x 9' (3.05m x 2.74m)

CLOAKROOM/WC

FIRST FLOOR: LANDING

BEDROOM 2

12' x 7'8 (3.66m x 2.34m)

BEDROOM 3

7'10 x 5'6 increasing to 12' (2.39m x 1.68m increasing to 3.66m)

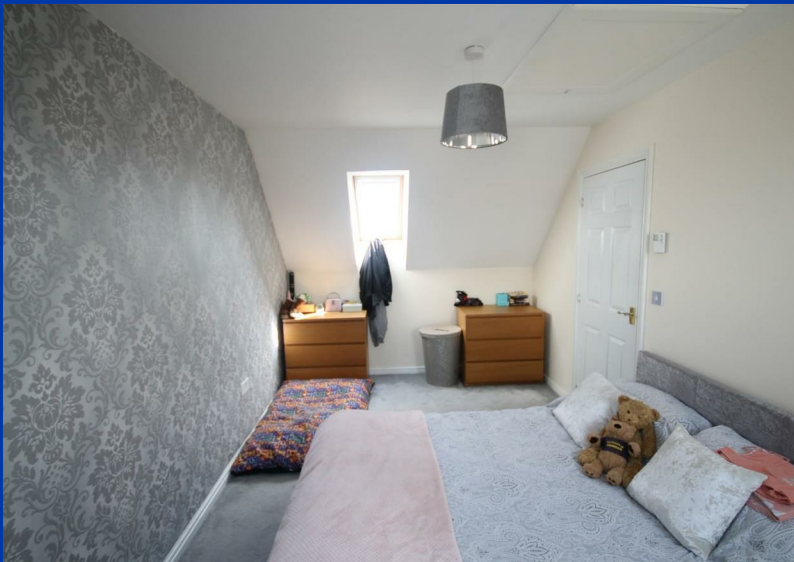
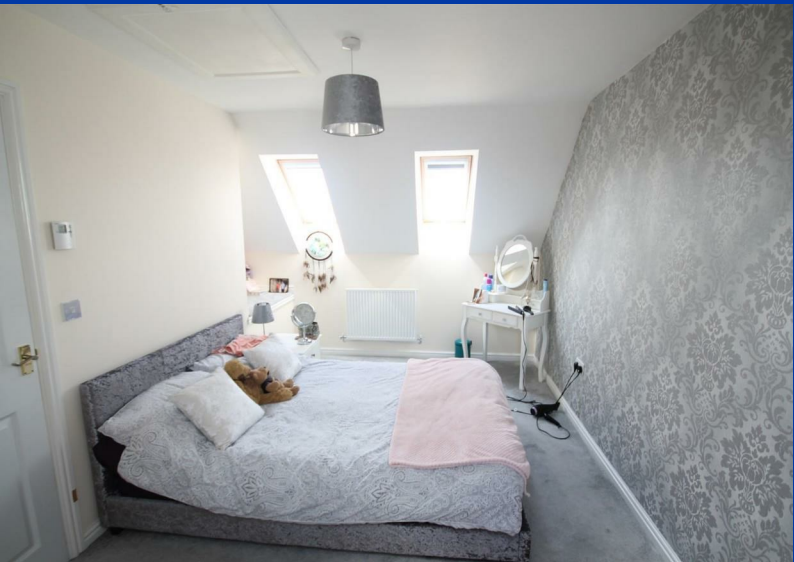
BATHROOM/WC

SECOND FLOOR:

BEDROOM 1

15'6 x 9' (4.72m x 2.74m)

Council Tax Band: B. Annual cost £1550.



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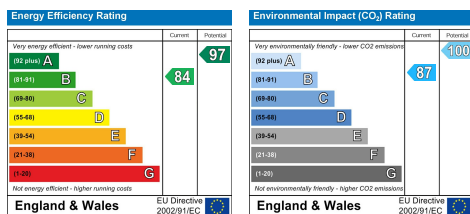
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