



Milbank Terrace, Shotton Colliery, DH6 2NT
3 Bed - House - End Terrace
O.I.R.O £90,000

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Spacious Three-Bedroom End Terrace • Two Reception Rooms • Large Garden • Rear Off-Street Parking • Stylish Kitchen • Early Viewing Advised

An impressively spacious three-bedroom end-terrace home, tastefully decorated by the current owners while retaining a wealth of original character. Competitively priced, this attractive property offers generous accommodation, a large garden and off-street parking to the rear.

Situated in Shotton Colliery, on the outskirts of Durham and close to Peterlee town centre, the property enjoys convenient access to local amenities and good road links.

The welcoming hallway retains original features and showcases a striking walnut feature staircase. The generous lounge, measuring approximately 16'6" x 15'11", features a fireplace with gas fire, while triple doors open into a separate dining room with original coving and a walnut-stained fireplace housing an electric fire.

The stylish kitchen is fitted with grey and white gloss wall and base units, complemented by white Stardust work surfaces. A separate utility room provides additional practical space.

Upstairs, the split landing leads to three double bedrooms, a bathroom fitted with a white three-piece suite and a separate WC.

Further benefits include gas central heating, a recently installed combi boiler, uPVC double glazing, rewiring and skimmed walls. Externally, the large front garden and rear off-street parking further enhance the appeal.

Early viewing is strongly recommended to appreciate the space, character and presentation on offer.



Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – Yes

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – none known

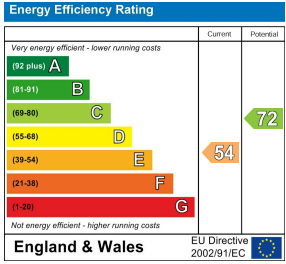
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

images - Some images may have been edited using AI for presentation purposes only. These edits do not alter the property's appearance, features or condition.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be







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