



**HARRINGTON BROWN**

ESTATE AGENTS

## **ELM PARK TEERACE SHOTLEY BRIDGE DH8 0NA**



### **ATTRACTIVE TRADITIONAL STYLE TWO BEDROOM MID TERRACED HOUSE**

- Situated in popular area close to Derwent Walk
- Living room with feature fireplace
- Bathroom with Victorian roll top bath
- Immediate vacant possession, no chain
- Breakfasting kitchen with stable door
- Large garden with patio and garage

**Offers in Region £105,000**

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# 14 ELM PARK TERRACE SHOTLEY BRIDGE DH8 0NA

## LIVING ROOM

14'9" x 14'3" approximately. Beamed ceiling, feature brick chimney breast with open fireplace and electric stove, open stairs to the first floor, column radiator.



## BEDROOM 2 (rear)

11'4" x 8'9" approximately. Column radiator.

## BATHROOM/ WC

8'2" X 6'2" approximately. Free standing roll top bath with waterfall shower over, wash hand basin set in vanity unit, low level wc , cupboard, panelled to dado rail, spotlighting to ceiling, radiator.



## BREAKFASTING KITCHEN

14'8" x 8'10" approximately. Range of Oak base and wall units and work top surfaces incorporating stainless steel sink and drainer, electric cooker, plumbed for washing machine, exposed brick wall, column radiator, wall mounted combination boiler, stable door leading to the garden.



## EXTERNALLY

There is a small garden area to the front and a lawned garden to rear with patio areas.



## FIRST FLOOR

Access to spacious partially boarded out loft with velux window and ladder access.

## BEDROOM 1 (front)

12'4" X 10'7 "approximately. Original stripped timber floor, wardrobe area to one wall, built in cupboard, radiator.



## GARAGE

Large single detached garage to the rear.



EPC Rating D

## Property Misdescriptions Act

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of Harrington Brown has any authority to make or give any representation or warranty whatever in relation to this property.