



HARRINGTON BROWN

ESTATE AGENTS

SNOWS GREEN ROAD SHOTLEY BRIDGE DH8 0EP



BEAUTIFULLY PRESENTED AND REFURBISHED THREE BEDROOM COTTAGE

- Modern dining kitchen with built in appliances
- Downstairs cloakroom/wc
- Good size luxury bathroom/wc
- Immediate vacant possession, no chain
- Master bedroom with en suite facilities
- Walled patio area to rear

Offers in Region £225,000

46 Front Street, Shotley Bridge, Co. Durham DH8 0HQ

Tel: 01207 588800 Fax: 01207 508800

www.harrington-brown.co.uk

75 SNOWS GREEN ROAD SHOTLEY BRIDGE DH8 0EP

ENTRANCE LOBBY

LIVING ROOM (front)

15'9" x 15'1" approximately. Inglenook fireplace with gas coal effect stove, fitted cupboards to alcoves, wall lights, timber beams to ceiling, radiator, tv and telephone aerial points.

DINING KITCHEN

17'2" x 11'6"10" max. New modern range of base and wall units with grey oak work top surfaces incorporating ceramic sink and drainer, cupboard housing combination boiler, integrated fridge and freezer, built in range style cooker, spot lighting to ceiling, tiled floor, two radiators, patio doors to the rear.



CLOAKROOM/WC

Wash hand basin, low level wc, radiator.

FIRST FLOOR

BEDROOM 1 (front)

15'9" x 8'12" approximately. Tv and telephone points, radiator, door to:



EN-SUITE

Double shower cubicle, wash hand basin, low level wc, spot lighting, radiator, extractor unit.

BEDROOM 2 (rear)

11'11" x 9'5" approximately. Skylight, radiator.

BEDROOM 3 (rear)

7'9" x 7'7" approximately. Radiator.

BATHROOM/WC

12'1" x 5'9" approximately. New white contemporary style three piece suite comprising free standing oval bath, wash hand basin set in vanity unit, low level wc, Italian tiling to walls, tiled floor, spot lighting, towel radiator, extractor unit.



EXTERNAL

There is a lawned garden to the front with stocked borders and to the rear a newly flagged Indian sandstone walled patio area with mature views.



Epc rating C

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.