



**HARRINGTON BROWN**

ESTATE AGENTS

## SUMMERHILL SHOTLEY BRIDGE DH8 0NQ



### TRADITIONAL STYLE FOUR BEDROOM STONE VICTORIAN TERRACED HOUSE

- Open views to front and rear
- Separate utility room with wc
- Paved patio to rear plus a large garage
- Has some lovely original features
- Dining Room with open fire
- Loft conversion with velux roof light

**Offers in Region £199,950**

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# 10 SUMMERHILL SHOTLEY BRIDGE DH8 0NQ

## ENTRANCE LOBBY

Coving to ceiling, dado rail, cupboard plus under stairs recess.

## LOUNGE

14'8" x 16'3" approximately into bay window. Original coving to ceiling, picture rail, fireplace with log burning stove, radiator.

## DINING ROOM

12'11" x 12'3" approximately. Original marble fireplace with open fire, original coving to ceiling, picture rail, radiator.



## BREAKFASTING KITCHEN

16'8" x 9'6" approximately. Range of base and wall units with worktop surfaces incorporating ceramic sink and drainer, radiator, dining area.

## UTILITY ROOM / WC

Base and wall units, with worktop surfaces incorporating ceramic sink, wall mounted combination boiler, plumbed for washing machine, low level wc .

## FIRST FLOOR

Landing with dado rail.

## BEDROOM 1 (rear)

13'1" x 12'5" approximately plus recess. Radiator.

## EN SUITE

Shower cubicle, wash hand basin set in vanity unit with cupboards, low level wc, towel radiator.

## BEDROOM 2 (front)

16'6" x 8'9" into bay window plus recess. Fitted wardrobes to one wall, open views, radiator.

## BEDROOM 3 (rear)

9'7" x 9'5" approximately. Radiator.

## BEDROOM 4 (front)

10'0" x 7'2" approximately. Open views radiator.

## BATHROOM/WC

7'2" x 6'3" approximately. Comprising of panelled bath with shower over, wash hand basin set in vanity unit with cupboard, low level wc, towel radiator.



## SECOND FLOOR

Landing with Velux window, radiator.

## LOFT ROOM

9'6" x 8'9" approximately plus recesses on either side, Velux roof light, radiator.

## EXTERNALLY

There is a small garden to the front with open aspect and to the rear there is a block paved patio and yard with planted out areas.



## GARAGE

Extra large garage with power and lighting.



**EPC Rating E**

## 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.