

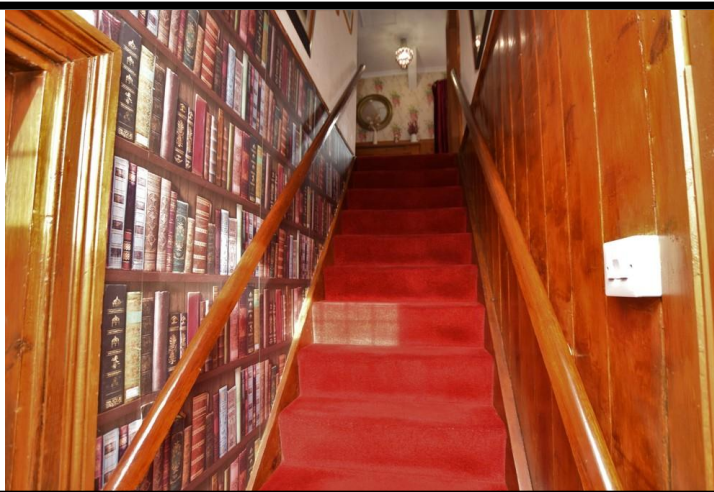


Front Street | Castleside | Consett | DH8 9AR

Built around 1870 this three bedroom cottage is full of character with period features, an interesting history and viewing is encouraged. The accommodation comprises an entrance lobby with original tiled floor, lounge with multi-fuel stove, separate dining room with open fireplace and bay window. There is a generous farmhouse style kitchen and former prayer chapel now used as a boot room/utility room with storage. To the first floor there is a landing, three double bedrooms and a family bathroom. To the front of the property is a forecourt patio garden. Gas combi central heating, EPC rating D (62), virtual tour available.

£125,000

- Mid terraced cottage
- 3 double bedrooms
- Interesting history and period features
- 2 reception rooms
- Open fire and multi-fuel stove



Property Description

ENTRANCE LOBBY

Composite double glazed entrance door to lobby which has an original mosaic tiled floor, stairs to the first floor and cottage style doors leading to the two reception rooms.

DINING ROOM

11' 10" x 11' 10" (3.61m x 3.63m) Feature fire surround with marble inlay, hearth and open fire, large bay with uPVC leaded double glazed windows, re-claimed solid wood flooring, coving, central heating double radiator and TV aerial cable.

LOUNGE

17' 11" x 14' 5" (maximum) (5.47m x 4.41m) Eyes are drawn to the dark wood fire surround with multi-fuel burning stove on a slate hearth. Exposed beams, dado rail, uPVC double glazed windows (leaded front window), two central heating double radiators, laminate flooring a door leads to the boot room/utility and a glazed door leads to the kitchen.

BOOT ROOM/UTILITY

5' 6" x 9' 4" (1.68m x 2.87m) A useful room which was the former chapel prayer room, now utilised as a boot room with a good sized storage cupboard with shelving, tiled floor, central heating double radiator and a uPVC double glazed window.

KITCHEN

17' 9" x 7' 8" (5.42m x 2.36m) A farmhouse style kitchen fitted with a good range of wall and base units finished with butchers block style solid wood worktops, polished Welsh slate tiled splash-backs and porcelain floor tiles. Space for a cooking range (the current stove may be available via separate negotiation) with illuminated extractor canopy over, Belfast sink with mixer tap, plumbed for a washing machine space for a fridge/freezer, concealed gas combi central heating boiler (installed circa 2017), chrome towel radiator and two uPVC double glazed windows (one leaded).

FIRST FLOOR

LANDING

A long landing with uPVC double glazed window, central heating single radiator, loft access hatch, coving, part wood panelled walls to dado rail and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 1" x 10' 11" (4.31m x 3.34m) A good-sized room with decorative Adam style fire surround with a marble hearth, over-stair cupboard with hanging rail and shelf, uPVC leaded double glazed window with oversize sill crating a window seat and a central heating single radiator.

BEDROOM 2 (TO THE FRONT)

11' 10" x 12' 4" (into wardrobe) (3.63m x 3.78m) Full length fitted wardrobes with hanging rails and shelving, uPVC leaded double glazed window with oversize sill crating a window seat, central heating single radiator and coving. There are lovely views to enjoy towards the countryside from the window seat.

BEDROOM 3 (DUAL ASPECT)

18' 2" x 7' 10" (5.56m x 2.40m) uPVC double glazed windows (one leaded with window seat), laminate flooring, loft access hatch and two central heating double radiators.

BATHROOM

5' 7" x 8' 11" (1.72m x 2.73m) A family bathroom featuring a panelled bath with period style shower fitment, curtain and rail. Pedestal wash basin, WC, wall mirror, fully tiled walls, chrome towel radiator, ceiling extractor fan, PVC panelled ceiling and a uPVC double glazed window.

EXTERNAL

A long forecourt cobbled garden with log store, cold water supply tap enclosed by stone wall. There is access to the rear via a neighbouring property.

HEATING

Gas fired central heating via combination boiler (installed circa 2017) and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If

you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

Stanley

County Durham

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GROUND FLOOR
57.2 sq.m. (615 sq.ft.) approx.



1ST FLOOR
56.7 sq.m. (610 sq.ft.) approx.



TOTAL FLOOR AREA : 113.8 sq.m. (1225 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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