



## Pemberton Avenue | The Grove | Consett | DH8 8AL

A two bedroom end terraced house with highlights including a driveway, garage, gardens and a loft storage room. Available with no upper chain the accommodation comprises a lounge with log burning stove, kitchen, first floor landing, two bedrooms with fitted wardrobes, bathroom and a staircase off bedroom one to a fully boarded loft storage room. Gas combi central heating, full uPVC double glazing and an EPC rating of D (63). Virtual tour available on our YouTube channel.

£80,000

- End terraced house
- 2 bedrooms
- Gardens and garage
- Lounge with log burning stove
- Loft storage room



## Property Description

### KITCHEN

6' 1" x 16' 2" (1.87m x 4.93m) Fitted with a range of white high gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Free standing cooking range with twin ovens/grill, five ring gas hob, splash-back and illuminated extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine and space for additional appliances such as a tumble dryer and tall fridge/freezer. uPVC double glazed side exit door and matching window, laminate floor tiles, chrome ladder style radiator, inset LED spotlights and a door leading to the lounge.

### LOUNGE

13' 5" x 13' 0" (4.09m x 3.98m) Feature brick chimney breast, inglenook with herringbone style brick inlays and a log burning stove set on a tiled hearth. uPVC double glazed French doors open to the rear garden and matching side window. Laminate flooring, wall lights, double radiator, under-stair storage cupboard and a door leading to the stairs.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, airing cupboard housing the gas combi central heating boiler, LED spotlights, additional storage cupboard and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

7' 8" x 12' 8" (2.35m x 3.88m) Fitted wardrobe, uPVC double glazed window, double radiator and a door leading to the loft staircase.

#### BEDROOM 2 (TO THE FRONT)

9' 11" x 9' 10" (3.04m x 3.00m) Fitted wardrobe, uPVC double glazed window and a double radiator.

#### BATHROOM

5' 5" x 6' 1" (1.67m x 1.86m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, fully tiled walls, uPVC double glazed window, chrome towel radiator and

an extractor fan.

#### LOFT ROOM

14' 7" x 7' 10" (4.45m x 2.41m) Accessed via a staircase off bedroom one. A fully boarded and carpeted space with Velux double glazed window, lights and power points.

#### EXTERNAL

##### TO THE FRONT

Lawn forecourt garden, block paved driveway extending to the side up to the garage,

##### TO THE REAR

Block-paved patio garden with timber decking and pergola. Enclosed by timber fence.

#### GARAGE

To the rear of the property is a detached single garage plus large driveway.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (63). 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.

## 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.

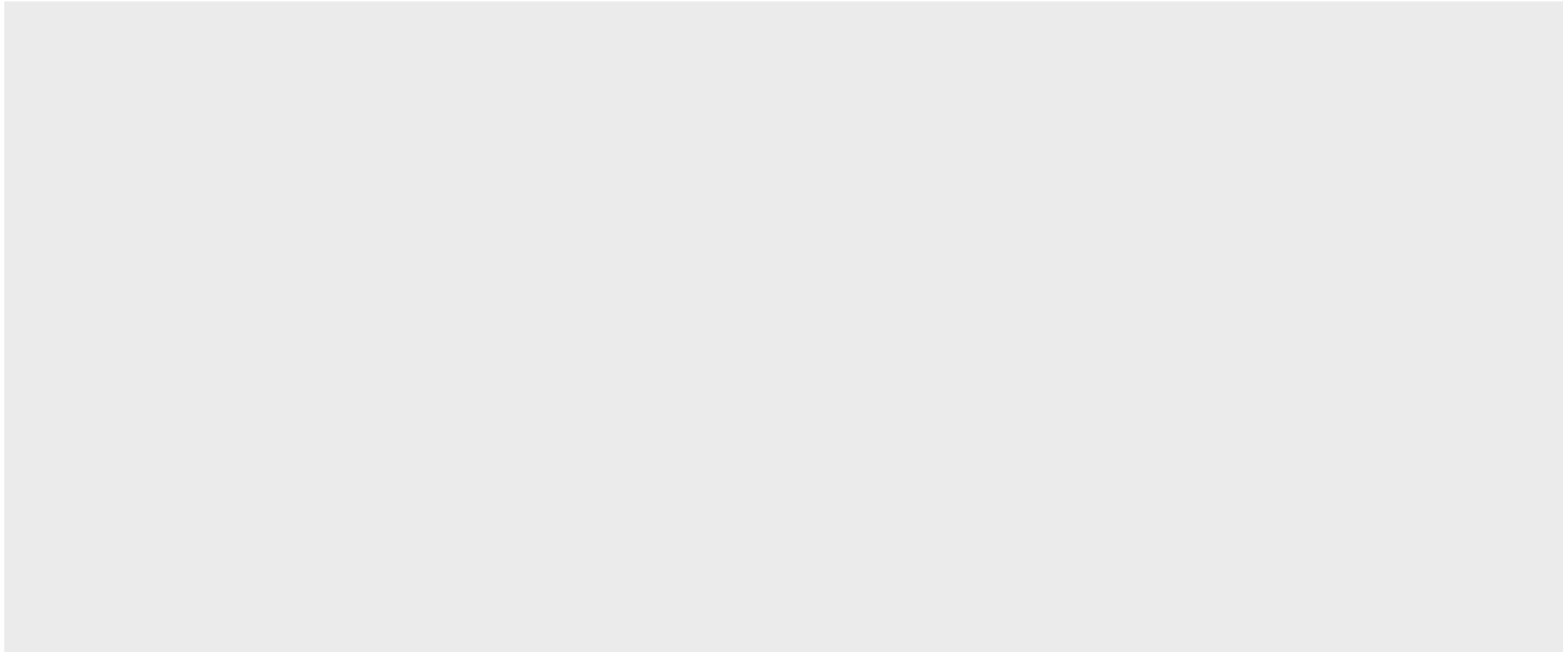
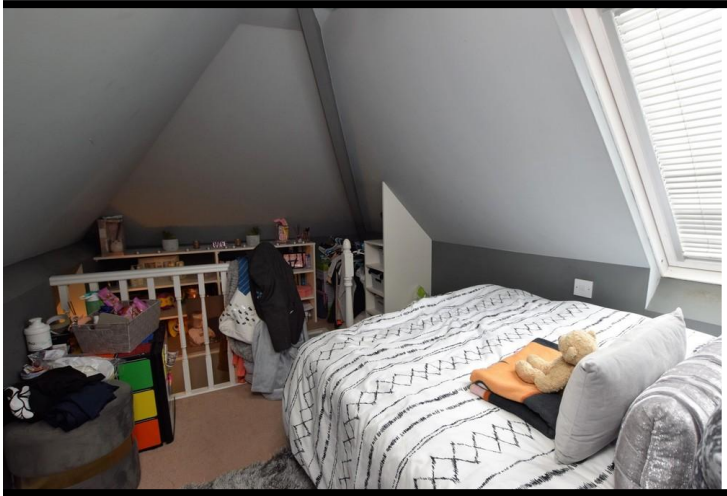
## NEED A MORTGAGE?

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.

## 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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

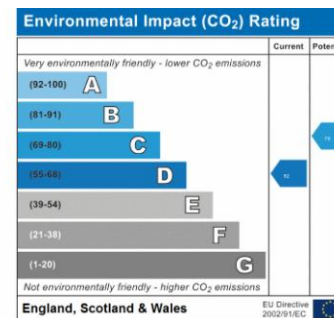
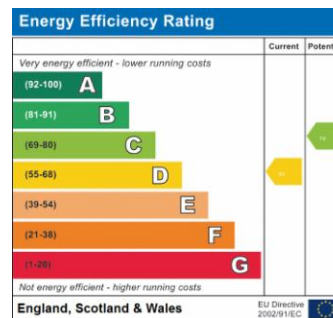
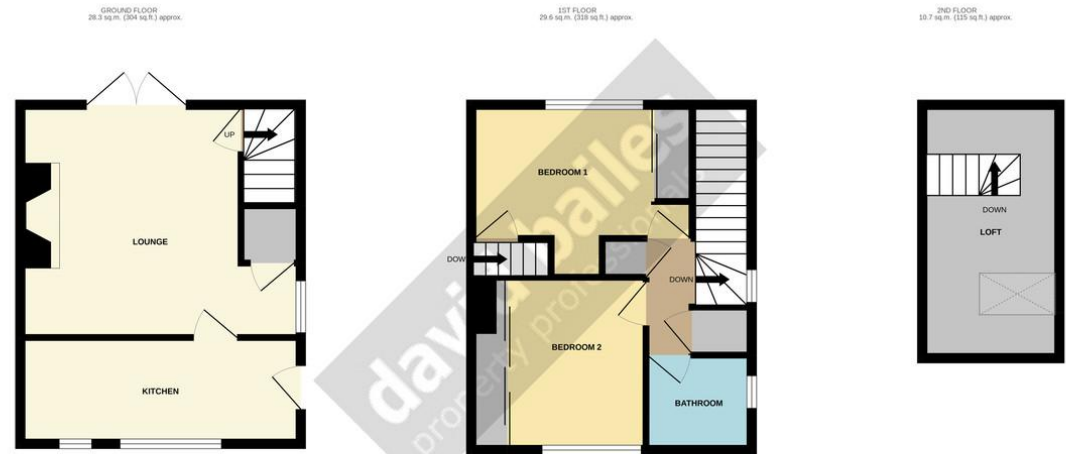
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