



## Main Street | Crookhall | Consett | DH8 7NE

An extended mid-terraced two bedroom bungalow which would benefit from some updating, available with no upper chain with the potential to convert it back into a three bedroom if desired. The accommodation comprises an entrance lobby, lounge, kitchen/diner, inner hallway, two bedrooms, rear lobby and a shower room/WC. Lawn garden to the front and self-contained yard to the rear. Gas central heating, uPVC double glazing. EPC rating TBC, freehold, Council Tax band A. Virtual tour available on our YouTube channel.

£80,000

- Extended terraced bungalow
- 2 bedrooms (formerly 3 bed)
- No upper chain
- Garden and yard
- Lounge and kitchen/diner



## Property Description

### ENTRANCE LOBBY

uPVC double glazed entrance door, door leads to the lounge.

### LOUNGE

Feature dark wood fire surround, marble inlay and hearth, gas fire incorporating a central heating back boiler, uPVC double glazed window, base storage to alcove, satellite TV cables, single radiator, coving and doors leading to the inner hallway and kitchen/diner.

### INNER HALLWAY

Loft access hatch, doors lead to the bedrooms.

### BEDROOM 1 (TO THE FRONT)

uPVC double glazed window, single radiator and coving.

### BEDROOM 2 (TO THE REAR)

uPVC double glazed window, single radiator and coving.

### KITCHEN/DINER

Fitted with a range of wall and base units with contrasting worktops and tiled splash-backs. Space for a free-standing cooker, plumbed for a washing machine, space for additional appliances, stainless steel sink with vegetable drainer and mixer tap. uPVC double glazed window, dining area with double radiator, coving and additional uPVC double glazed window. Door leads to the rear lobby.

### REAR LOBBY

Door leads to the shower room/WC, coving and a uPVC double glazed rear exit door to the yard.

### SHOWER ROOM/WC

Fully tiled walls, shower cubicle with glazed screens and thermostatic shower, wash basin with base storage, WC, uPVC double glazed window and radiator.

### EXTERNAL

#### TO THE FRONT

Lawn garden, paved patio enclosed by timber fence.

#### TO THE REAR

Self-contained yard with block paving and brick coal shed.

#### PARKING

On-street parking to the rear.

#### HEATING

Gas fired central heating via back boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating TBC. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

## COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.

## 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?

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## 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

County Durham

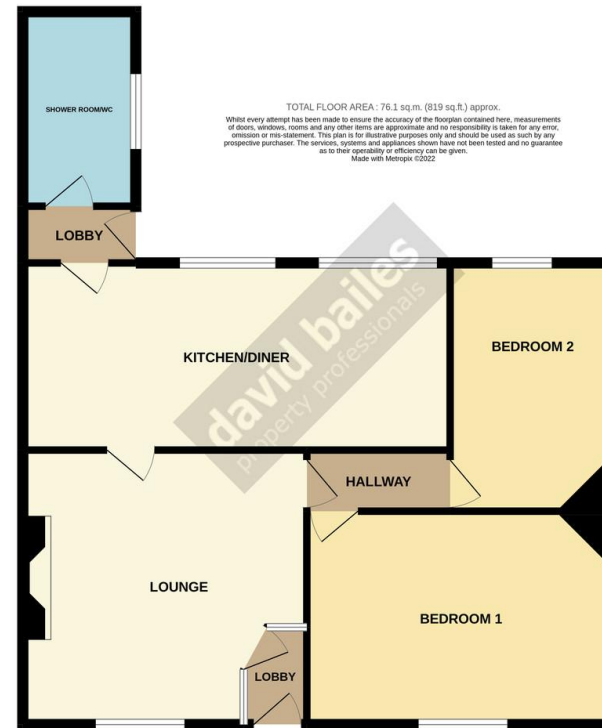
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GROUND FLOOR  
76.1 sq.m. (819 sq.ft.) approx.



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

