



## Lambton Avenue | Consett | Co. Durham | DH8 7JE

An investment opportunity for this three bedroom terraced house which requires refurbishment and is available with no onward chain. The accommodation comprises a conservatory, lounge/diner, kitchen, hallway, cloakroom/WC and utility. To the first floor there is a landing, three bedrooms and a family bathroom. Garden to the front and yard to the rear with large out-building. On-street parking, gas combi central heating, freehold, Council Tax band A. EPC rating C (74).

**£55,000**

- Mid terraced house
- 3 bedrooms
- No onward chain
- Conservatory
- Refurbishment required



## Property Description

### CONSERVATORY

6' 4" x 11' 3" (1.95m x 3.44m) uPVC double glazed windows and French doors and a matching door leading to the lounge/diner.

### LOUNGE/DINER

12' 7" (maximum) x 20' 11" (maximum) (3.85m x 6.40m)  
Feature fire surround, laminate flooring, dado rail, two double radiators, telephone point, TV aerial point, uPVC double glazed windows, coving and doors leading to the hallway and kitchen.

### KITCHEN

9' 0" x 7' 10" (2.76m x 2.40m) Fitted with a range of wall and base units with slot-in electric cooker with concealed extractor fan over. Stainless steel sink with mixer tap, plumbed for a dishwasher, breakfast bar, double radiator, uPVC double glazed window, coving and a door leading to the hallway.

### HALLWAY

8' 2" x 9' 10" (2.51m x 3.01m) Stairs with storage cupboard beneath, dado rail, double radiator and doors leading to the cloakroom/WC and the utility room.

### CLOAKROOM

8' 2" x 2' 10" (2.51m x 0.88m) WC, wash basin, single radiator and frosted window.

### UTILITY ROOM

9' 4" x 7' 11" (2.86m x 2.43m) Plumbed for a washing machine, uPVC double glazed windows and matching rear exit door.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, airing cupboard housing the gas combi central heating boiler, loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

12' 0" (into wardrobe) x 10' 11" (3.68m x 3.35m) Fitted cupboard, uPVC double glazed window, coving and a double radiator.

### BEDROOM 2 (TO THE FRONT)

9' 7" x 9' 10" (2.93m x 3.00m) uPVC double glazed window, double radiator and coving.

### BEDROOM 3 (TO THE REAR)

11' 5" (into wardrobe) x 5' 10" (3.50m x 1.80m) Fitted wardrobe with sliding doors, uPVC double glazed window, double radiator and coving.

### BATHROOM

9' 0" x 7' 10" (2.76m x 2.40m) Bath, separate glazed cubicle with electric shower, pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window and a double radiator.



## EXTERNAL

### TO THE FRONT

Garden endosed by timber fence and gate.

### TO THE REAR

Paved patio, detached timber storage shed.

### PARKING

On road parking to the rear.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating C (74). 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.

## 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.

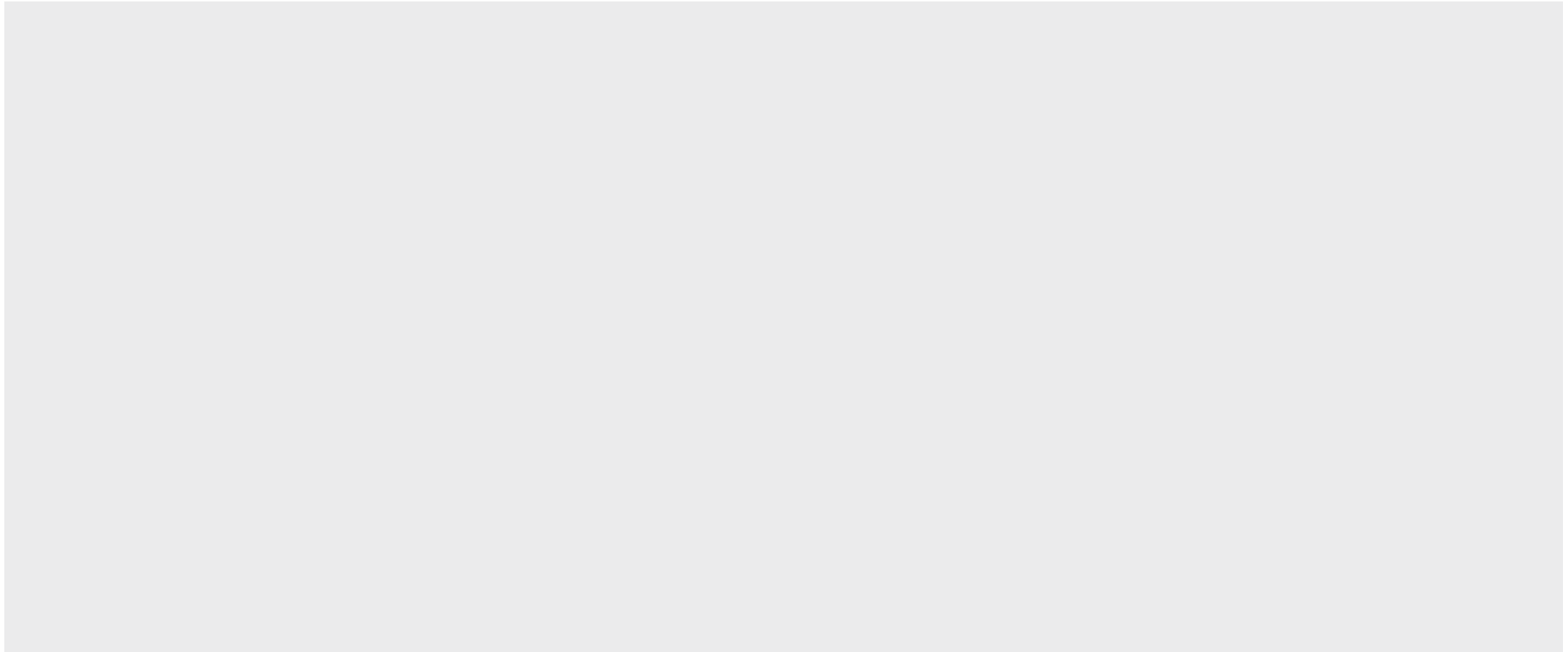
## NEED A MORTGAGE?

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. Please note that the property will remain on the market until exchange of contracts.









## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

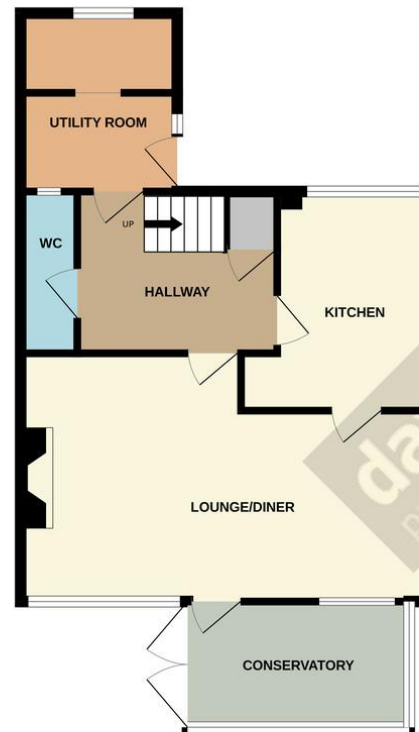
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[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
53.3 sq.m. (574 sq.ft.) approx.



1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 93.9 sq.m. (1011 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) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            | 74      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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