



Station Terrace | Consett | Co. Durham | DH8 7JN

Within walking distance of the town centre this surprisingly spacious three bedroom terraced house is in need of some TLC but offers lots of potential for a new owner to make their mark. Available with no upper chain the accommodation comprises a hallway, lounge, kitchen/diner, utility room and ground floor bathroom/WC. To the first floor there is a landing and three double bedrooms. To the front there is a patio garden and a self-contained yard to the rear with brick storage shed. Gas combi central heating, uPVC double glazing, freehold, Council Taxband A, EPC rating D (67). Virtual tours available.

£65,000

- Location: Within walking distance of the town centre.
- Size: Surprisingly spacious three-bedroom terraced house.
- Condition: Requires some TLC, ideal for personalisation.
- Chain-Free: Available with no upper chain for a smoother purchase.
- Outdoor Space: Patio garden at the front and a self-contained yard with brick storage shed at the rear.



Property Description

HALLWAY

uPVC entrance door with matching double glazed window over, telephone point, stairs to the first floor, cornicing and a door to the lounge.

LOUNGE

12' 4" x 12' 10" (3.78m x 3.93m) uPVC double glazed window, double radiator, cornicing, slate hearth, under-stair storage area and a door leading to the kitchen/diner.

KITCHEN/DINER

12' 5" x 16' 9" (3.80m x 5.13m) A large entertaining area with space for a dining table and fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Slot-in gas cooker, stainless steel sink, double radiator, wall mounted combi central heating boiler, uPVC double glazed window, telephone point and a door leading to the utility room.

UTILITY ROOM

8' 5" x 6' 0" (2.58m x 1.83m) Plumbed for a washing machine, uPVC double glazed window and matching rear exit door, single radiator and a door to the bathroom.

BATHROOM

7' 0" x 6' 0" (2.15m x 1.83m) A white suite featuring a panelled bath with electric shower over, pedestal wash basin, WC, tiled splash-backs, single radiator and a uPVC double glazed window.

FIRST FLOOR

LANDING

Loft access hatch, ceiling mounted positive input ventilation system, dado rail and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

12' 9" x 16' 9" (3.90m x 5.13m) Storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 5" x 7' 3" (3.80m x 2.21m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 6" x 9' 0" (2.91m x 2.75m) uPVC double glazed window and a single radiator.

EXTERNAL

Patio forecourt garden to the front. Self-contained yard to the rear with brick tool store.

HEATING

Gas fired central heating via combination boiler and radiators. The system is supplemented by way of solar hot water heating.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Solar hot water panels installed.

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 (£1,621 per annum).

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND AVAILABILITY

Basic 9 Mbps, Superfast 55 Mbps

MOBILE COVERAGE

EE (Good), Vodafone (Excellent), Three (Good), O2 (Excellent)

SATELLITE AND CABLE TV COVERAGE

BT & Sky available.

MINING

The property is located within a former mining area.

SELECTIVE LICENSING

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years.

Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

RESTRICTIVE COVENANTS

Enquire with agent or your solicitor.

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. To arrange a viewing please contact the office.

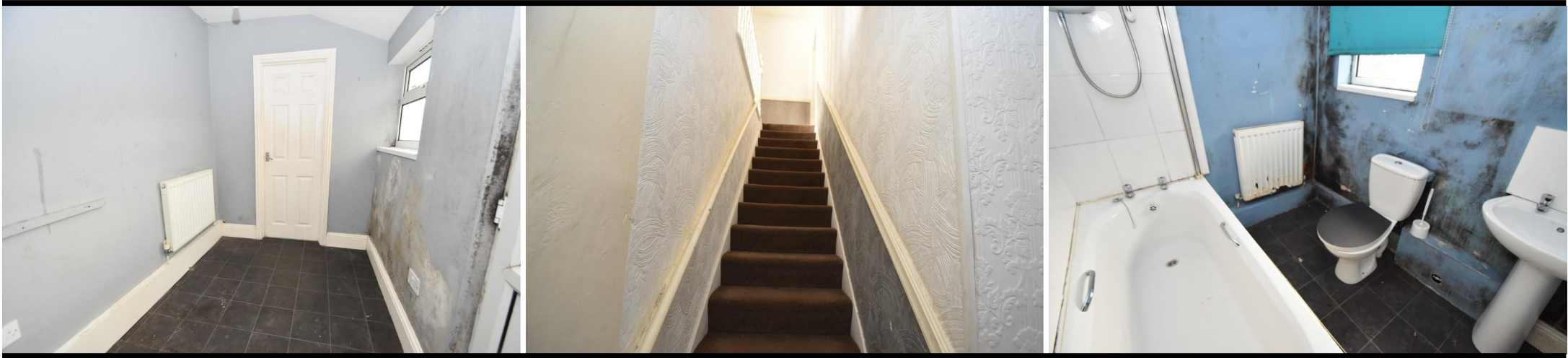
MAKING AN OFFER

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.

MORTGAGE ADVICE

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 (£1,621 per annum)

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

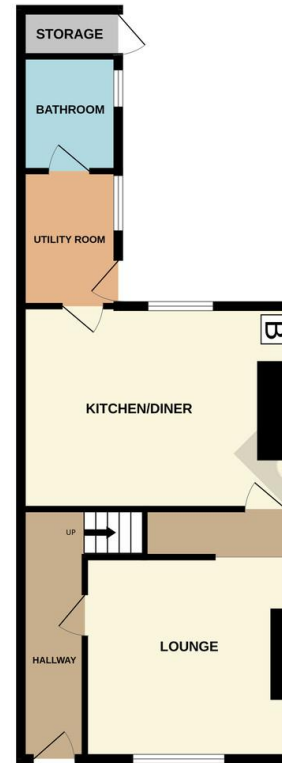
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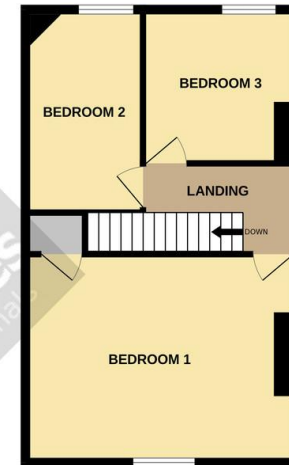
info@davidbailes.co.uk

01207231111

GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA : 94.3 sq.m. (1015 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

