



## West View | Blackhill | Consett | DH8 0AJ

Occupying an elevated position with far-reaching views towards Waskerley and the Derwent Valley, this stunning four-bedroom Victorian terraced home is rich in character and original features. Formerly a manse, the property combines generous proportions with period charm throughout. The accommodation opens into an impressive vestibule and hallway showcasing period panelling and detailing, leading to a principal reception room with a log-burning stove, a separate dining room, and a well-appointed kitchen. Additional ground floor benefits include a rear lobby and WC. To the first floor are four well-sized bedrooms, a family bathroom and a separate WC. Externally, the property enjoys an enclosed garden to the front, a private rear yard, and the rare advantage of an attached garage. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure and Council Tax Band B. A truly special period home offering space and character.

£225,000

- Impressive four-bedroom Victorian terraced home
- Elevated position with views towards Waskerley & Derwent Valley
- Former manse packed with original features
- Enclosed front garden & private rear yard
- Attached garage





## Property Description

### LOBBY

5' 5" x 5' 5" (1.66m x 1.66m) uPVC entrance door with matching window over, panelled walls, corning and glazed door to hallway.

### HALLWAY

Stairs to the first floor with turned newel post and spindles, storage cupboard beneath. Dado rail, archway with sculpted corbels, moulded corning, double radiator and doors leading to the reception rooms and kitchen.

### LOUNGE

15' 9" x 13' 10" (4.81m x 4.22m) Feature fire surround with log burning stove, tiled inlay and hearth. Large bay with uPVC double glazed windows, two double radiators, moulded corning, centre light rose, frosted windows to the dining room, TV cables.

### DINING ROOM

13' 4" x 13' 6" (4.07m x 4.12m) Double radiator, uPVC double glazed window onto the rear hall.

### KITCHEN

11' 9" x 10' 0" (maximum) (3.60m x 3.07m) Fitted with a range of wall and base units with concealed lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Raised enamel sink with period mixer tap and vegetable drainer, space for a tall fridge/freezer and plumbed for a washing machine. uPVC double glazed window, double radiator and a glazed door to the rear hall.

### REAR HALL

4' 3" x 5' 3" (1.30m x 1.61m) Vaulted ceiling with uPVC double glazed window, matching door and a door to the WC.

### WC

5' 1" x 2' 9" (1.57m x 0.84m) WC, corner wash basin, tiled

splash-back, uPVC double glazed frosted window and a double radiator.

### FIRST FLOOR

#### HALF LANDING

Steps to main landing and additional steps lead to the WC, bathroom and bedroom 3.

#### WC

2' 9" x 8' 7" (0.86m x 2.62m) WC and a uPVC double glazed frosted window.

#### BATHROOM

8' 6" x 5' 8" (2.60m x 1.75m) A white suite with contrasting black fittings finished with PVC panelled splash-backs and feature wallpaper. Panelled bath with period shower fitment plus an electric shower over and glazed screen. Wash basin with base storage, double radiator and a uPVC double glazed frosted window.

#### BEDROOM 3 (TO THE REAR)

17' 6" x 8' 5" (5.34m x 2.57m) uPVC double glazed window, double and single radiator.

#### MAIN LANDING

Sky-light, storage cupboard, loft hatch and doors to bedrooms one, two and four.

#### BEDROOM 1 (TO THE REAR)

13' 3" x 13' 3" (maximum) (4.05m x 4.06m) Feature ornamental cast iron fireplace with decorative tiled inserts, uPVC double glazed window, laminate flooring, storage cupboard housing the gas combi central heating boiler, single radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

13' 1" x 12' 0" (4.01m x 3.68m) uPVC double glazed window with views towards the countryside, double radiator and coving.

#### BEDROOM 4 (TO THE FRONT)

13' 5" x 7' 7" (4.10m x 2.32m) uPVC double glazed window with views towards the countryside, double radiator and telephone point.

#### EXTERNAL

##### TO THE FRONT

Lawn garden enclosed by timber fence.

##### TO THE REAR

Self-contained yard. Side door to the attached garage and door to the rear lane.

#### GARAGE

17' 5" x 8' 7" (5.31m x 2.62m) Attached garage with up and over door, power points, lighting and windows.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

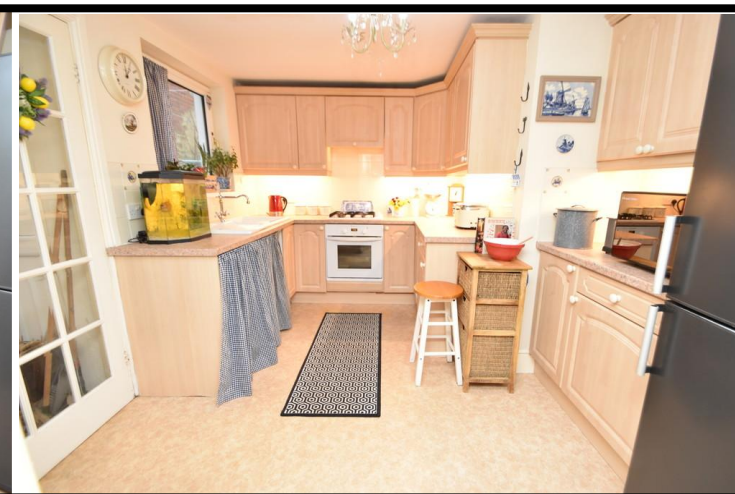
We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

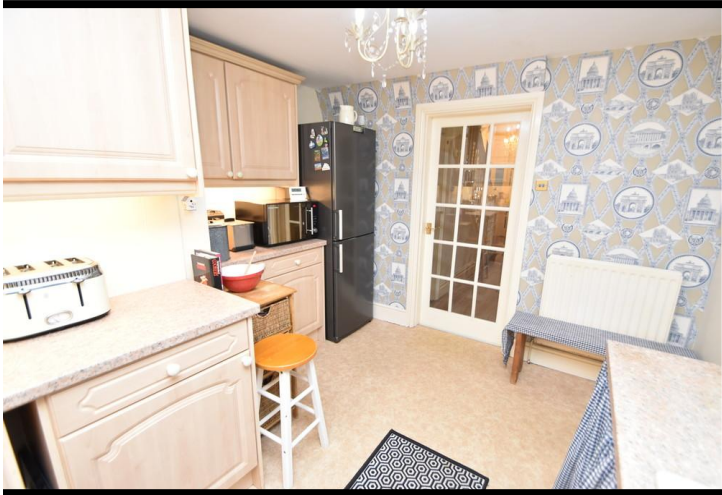
The property is in Council Tax band B.

#### UTILITIES

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







## MINING

The property is located within a former mining area.

## BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	13 mbps
Superfast	87 mbps
Ultrafast	1000 mbps

## MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (78%), Vodafone (75%), EE (69%), Three (65%).

## VIEWINGS

Strictly by appointment through agent.

## 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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

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

01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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

