



## Dunelm Road | Moorside | Consett | DH8 8HR

Situated on Dunelm Road in Consett, this three-bedroom semi-detached home offers generous living space, a large rear garden, and the benefit of both on-street and off-street parking — making it an ideal choice for families, first-time buyers, or investors alike. The accommodation begins with an entrance porch leading into a central hallway. The ground floor features a comfortable lounge, a fitted kitchen with integrated oven and grill, and a separate dining room overlooking the garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a generous rear garden providing excellent outdoor space, while the frontage and driveway offer practical parking solutions.

**£85,000**

- Three-bedroom semi-detached house
- Generous rear garden
- On-street and off-street parking
- Lounge plus separate dining room
- Kitchen with integrated oven & grill





## Property Description

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Additional benefits include gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax Band A, and an EPC rating of D (65).

360° and walk-through virtual tours are available on our website.

### PORCH

uPVC double glazed entrance door with matching windows, tiled floor and a glazed door to the hallway.

### HALLWAY

Laminate flooring, stairs to the first floor, single radiator, telephone point, uPVC double glazed side exit door, door to the lounge and an opening to the kitchen.

### LOUNGE

12' 2" x 14' 5" (3.72m x 4.41m) Feature dark wood fire surround with marble effect inlay, hearth and electric fire. uPVC double glazed window, double radiator and coving.

### KITCHEN

7' 8" x 10' 1" (2.35m x 3.08m) Fitted with a range of wall and base units with contrasting laminate worktops, upturns and tiled splash-backs. Integrated fan assisted electric oven, four-ring gas hob with stainless steel splash-back and extractor canopy over. Stainless steel sink with mixer tap, space for a

fridge/freezer, plumbed for both a washing machine and also for a slimline dishwasher. uPVC double glazed windows, part tiled/laminate flooring and a doorway leading to the dining room.

### DINING ROOM

7' 8" x 11' 3" (2.35m x 3.45m) uPVC double glazed French doors open to the rear garden, laminate flooring and a single radiator.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch, single radiator and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 1" x 10' 9" (3.70m x 3.28m) Fitted wardrobe with sliding mirrored doors, uPVC double glazed window, single radiator and coving.

#### BEDROOM 2 (TO THE REAR)

7' 11" x 13' 8" (2.42m x 4.17m) uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

8' 9" x 10' 3" (maximum) (2.67m x 3.14m) uPVC double glazed window, over-stair storage cupboard with shelving, single radiator, telephone point and coving.

#### BATHROOM

7' 6" (maximum) x 7' 5" (maximum) (2.30m x 2.27m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Wash basin with base storage, WC, PVC panelled walls and ceiling, recess housing the gas combi central heating boiler, two uPVC double glazed windows and a chrome towel radiator.

#### TO THE FRONT

Modest garden enclosed by brick wall and mature hedging. There is also a dropped curb and driveway providing off-street parking. Gate gives access to the rear garden.

#### TO THE REAR

A south facing garden with paved patio, cold water supply tap, large lawn, enclosed by timber fencing.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### UTILITIES

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

#### 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.







#### 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	6 mbps
Superfast	48 mbps
Ultrafast	2000 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%).

#### MINING

The property is located within a former mining area.

#### VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. 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

## 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)

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GROUND FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



1ST FLOOR  
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 79.3 sq.m. (853 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		
69-80	C		72 C
55-68	D	65 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



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