

TO VIEW PROPERTIES CONTACT
sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

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Tyne & Country

REAL HOMES FOR REAL PEOPLE

68 Langdon Close, Consett



Or nearest offer £235,000

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FABULOUS SPACIOUS DETACHED HOUSE ** CONSETT **

Tyne and Country are delighted to offer for sale an exceptionally well presented and spacious detached house, situated in Templetown on the edge of Consett. The accommodation briefly comprises: four excellent size bedrooms, two with en suites, a separate family jacuzzi bathroom, living room, dining room and a beautifully designed kitchen diner with a utility room. Externally the house offers a well designed patio garden with seated area, double driveway and attached garage. This beautiful family home must be viewed to appreciate the position and space of this modern property. Gas Central Heating, Double Glazed and Security Alarm. Viewings by appointment only. No onward chain. EPC RATING C.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Double glazed entrance door into reception hallway. Solid oak wooden flooring, wall mounted alarm system, stairs to first floor, doors off to ground floor accommodation. Guest cloakroom with low level wc, sink and radiator.

LIVING ROOM 5.77M X 3.59M

A well presented front facing spacious living room with a double glazed bay window. A continuation of the beautiful wood flooring, feature gas living flame fireplace with stone surround, 2 x radiators and decorative coving. French doors give access into the dining room.



DINING ROOM 3.37M X 3.12M

This stylish dining room can be accessed by the kitchen or living room. Offering lovely rear garden views, this room is perfect for family

dining and entertaining. A continuation of the wooden flooring, radiator and patio doors to the rear.



KITCHEN DINER 5.10M X 3.69M

A very well designed and contemporary fitted kitchen incorporating excellent quality granite work surfaces, and integrated appliances. There is ample space for a dining table and chairs, and a door leads off into the utility room. The kitchen comprises: a comprehensive range of wall and base units with mood lighting. Integrated appliances include a 5 ring gas hob and electric oven with chrome extractor hood, fridge freezer, dish washer and 1 ½ stainless steel sink with drainer. Additionally there is a tiled splash back, ceiling spot lights, wall mounted television, radiator, french doors to the rear garden and complimentary black slate tiled

flooring.



UTILITY ROOM

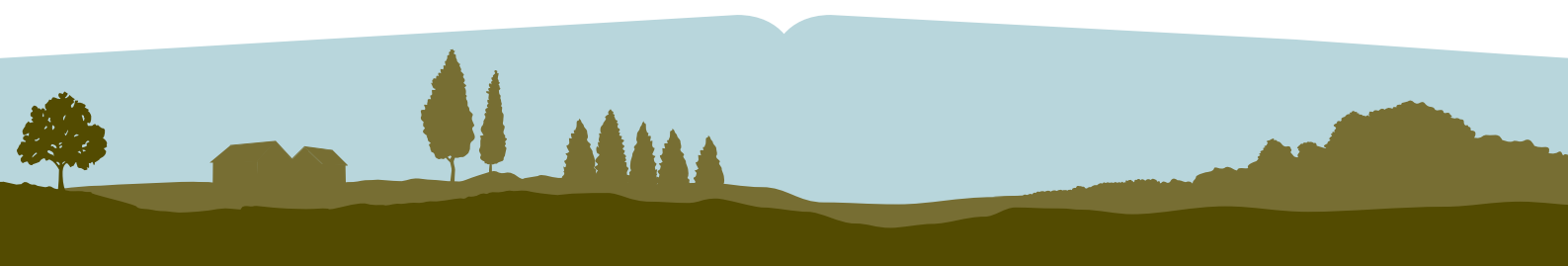
Accessed from the side of the property or through the kitchen, the utility room has wall and base units incorporating the boiler, and plumbing and space for a washing machine and tumble dryer.

FIRST FLOOR LANDING

The landing is carpeted and provides access to the loft via a pull down ladder. The loft is fully boarded and insulated and provides additional storage. There is a fitted cupboard housing the water tank and doors off to the bedrooms and family bathroom.

BEDROOM ONE 3.83M X 3.48M

A large and beautifully furnished double master bedroom with fitted wardrobes, double glazed window, radiator, carpeting and television



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point. A connecting door leads into the fabulous en suite shower room.



EN SUITE

A large en suite shower room to the master bedroom, incorporating a double size step in shower cubicle with power shower, sink with fitted vanity unit and low level wc. Frosted double glazed window, heated towel rail and storage shelves.



BEDROOM TWO 4.00M X 2.83M

A second double bedroom with an attached en suite shower room. This room has rear garden views and fitted wardrobes, carpeting, radiator and double glazed window.



ENSUITE

The en suite shower room benefits from a step in shower cubicle with power shower, low level wc and sink.

BEDROOM THREE 3.73M X 2.69M

A third double bedroom also with fitted wardrobes, carpeting, radiator and double glazed window to the rear.



BEDROOM FOUR 2.98M X 2.20M

A single room, perfect as a study/office or child's bedroom. This bedroom has carpeting to the floor, single radiator and double glazed window.



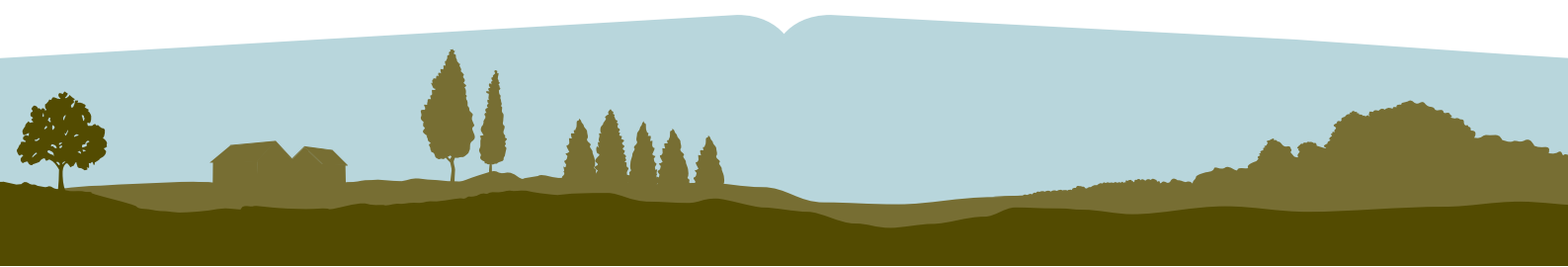
FAMILY BATHROOM 2.51M X 1.76M

Fitted with a white 3 piece bathroom suite and incorporating a jacuzzi bath with power shower over, sink and low level wc. There is a chrome heated towel rail and ceiling spot lights. The bathroom further benefits from an integral sound system.



GARDENS

A south facing delightful garden with a seating area, patio, and a comprehensive range of flower, tree and shrub borders with beautiful water features. There is a side gate access and raised paved patio.



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EXTERNAL

The front drive can accommodate 2 cars and access into the single garage with light and power.



LOCATION

Consett is an ever changing town with much to offer a modern family. Situated approximately six miles from the Gateshead Metro Centre and the A1 North and South, allowing good road access to major Tyneside centres. With local facilities that include: Schools, Library, Churches, Shops, Pharmacy, Doctors and Dental Surgeries. Consett is close to the Derwent Walk which is a local beauty spot & walkway along the banks of the River Derwent.

MORTGAGE ADVICE

We now offer a FREE INITIAL CONSULTATION to both our buyers and sellers. Our consultant Nick can chat with you. He has access to a range of lenders and products. Please ask one of our team for your

FREE, NO OBLIGATION mortgage appointment. Flexible appointments are available in our office or at your home.

MEASUREMENTS

ALL MEASUREMENTS ARE TAKEN WITH A LASER MEASURER. THEY ARE NOT 100% ACCURATE AND ARE GIVEN AS A GUIDELINE ONLY. PURCHASER MUST SATISFY THEMSELVES WITH REGARD TO ROOM MEASUREMENTS PRIOR TO COMMITTING TO A PROPERTY.

VIEWING ARRANGEMENTS

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION. VENDORS ARE NOT OBLIGED TO SHOW YOU AROUND THE PROPERTY WITHOUT DUE NOTIFICATION.

OPENING HOURS

OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5.00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO www.rightmove.co.uk and www.tyneandcountry.com

TENURE

WE ARE NOT QUALIFIED TO VERIFY TENURE ON PROPERTIES. WE DO NOT SEE SIGHT OF THE RELEVANT DOCUMENTATION PRIOR TO MARKETING A PROPERTY. PROSPECTIVE PURCHASERS MUST MAKE THEIR OWN ENQUIRIES WITH THEIR LEGAL ADVISOR.

AGENTS DISCLAIMER

Tyne and Country act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only in

good faith with the co-operation of the vendor of the property. All descriptions, dimensions and references to condition and orientation are given without responsibility and intending purchasers should satisfy themselves by way of inspection, survey or otherwise. We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness for the property or it's fixtures and fittings. You must rely on your own enquiries. Tyne and Country are members of the Property Ombudsman and we adhere to their codes of practice.

PROFESSIONAL MEMBERSHIP

Tyne and Country are members of The Property Ombudsman for Estate Agency and The Deposit Protection Scheme.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	70	83
Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)		Environmental Impact (CO ₂) Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

