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property professionals

**66 Derwent Street,
Blackhill, Consett, DH8 8LZ**

- 2 bedroom first floor flat
- Spacious accommodation
- Lovely views from the rear
- Lounge, conservatory and kitchen/diner

£445 pcm

EPC Rating D (62)

Holding Deposit £102

Bond £445





Property Description

An incredibly spacious first floor flat in a good location with panoramic views to the rear towards the countryside and is available now. Full of character with period features the accommodation comprises of a entrance lobby and hallway, first floor landing, lounge, conservatory, kitchen/diner, two bedrooms and a large bathroom. A further staircase leads to a large loft storage room with Velux windows. Gas combi central heating and an EPC rating of D (62).

LOBBY

5' 9" x 3' 4" (1.76m x 1.02m) uPVC door opens to lobby, glazed door to hallway.

HALLWAY

Feature arch with sculpted corbels, part panelled walls, central heating double panelled radiator, staircase to the first floor with spindles and turned newel post.



FIRST FLOOR

LANDING

Balustrade and spindles, stairs lead to the bedrooms, lounge and also to the rear to the kitchen/diner, conservatory and bathroom. Feature opening with sculpted corbels, corning, central heating double panelled radiator and skylights. A door on the main landing gives access to the loft staircase.

LOUNGE

13' 10" x 16' 2" (into alcoves) (4.24m x 4.94m) Feature fire surround with a gas fire on a marble hearth. Central heating double panelled radiator, picture rail, wall lights to the alcove, coving and glazed doors which open to the conservatory.

CONSERVATORY

8' 0" x 8' 3" (2.45m x 2.53m) uPVC double glazed windows giving fantastic panoramic views towards the countryside. Side door leads to the landing.

KITCHEN/DINER

14' 1" x 10' 6" (4.30m x 3.22m) Fitted with a range of base units with contrasting worktops and tiled splash-backs. Space for a slot in gas cooker with illuminated extractor canopy over, plumbed for a washing machine, space for a fridge/freezer, double sink with mixer tap and vegetable drainer. uPVC double glazed window with views towards the church and countryside beyond, central heating single panelled radiator, and space for a dining table.

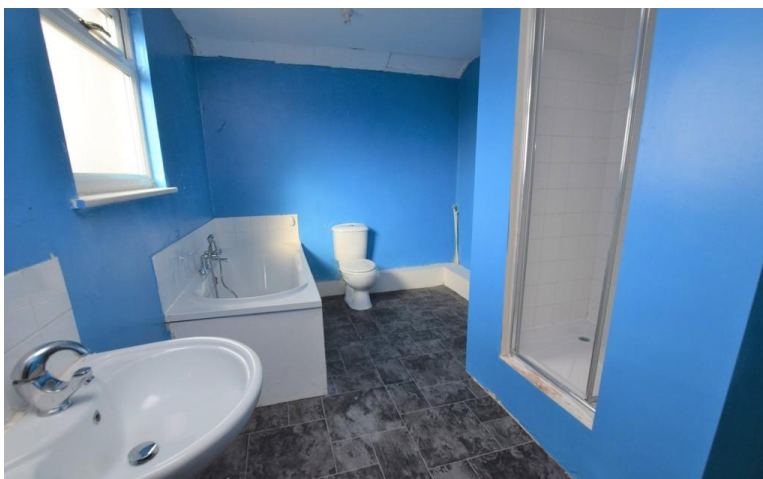


BEDROOM 1 (TO THE FRONT)

14' 5" x 14' 2" (4.40m x 4.34m) A large double bedroom with period marble fireplace with cast iron fire surround with glazed decorative tiling and matching hearth. Inset living flame gas fire, large uPVC double glazed windows, wall lights to alcoves, coving, telephone points, satellite TV cables and a central heating double panelled radiator.

BEDROOM 2 (TO THE FRONT)

11' 6" x 8' 5" (3.53m x 2.57m) uPVC double glazed window, coving and a central heating single panelled radiator.



BATHROOM

8' 7" x 13' 11" (2.62m x 4.26m) A large family bathroom with a white suite consisting of a panelled bath with period shower fitment, separate enclosed cubicle with electric shower, and folding glazed doors. Pedestal wash basin, low level WC, uPVC double glazed window and tiled splash-backs. Wall mounted central heating gas condensing combi boiler and a central heating single panelled radiator.

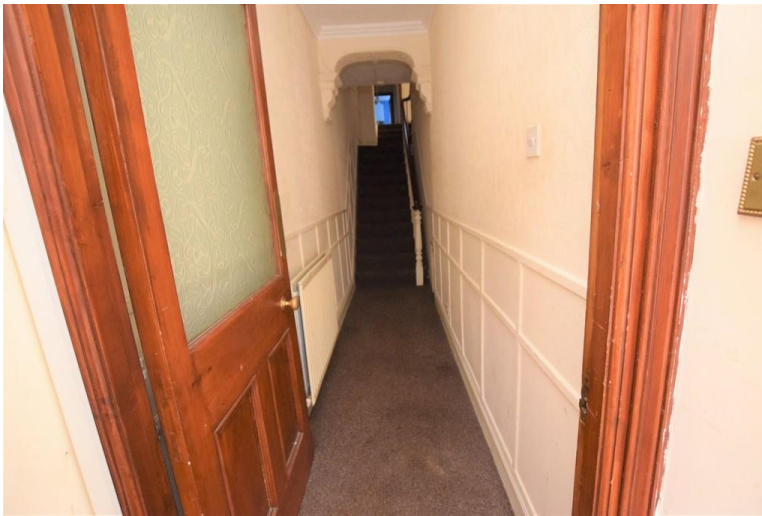


LOFT SPACE

11' 7" x 23' 1" (3.55m x 7.06m) Carpeted and decorated with large dormer with twin double-glazed Velux windows offering superb panoramic views towards countryside. Central heating double panelled radiator and wall lights. We understand that the room does not confirm to full building regulations and therefore can only be considered for storage space.

HEATING

Gas fired central heating via combination boiler and radiators.



ENERGY EFFICIENCY

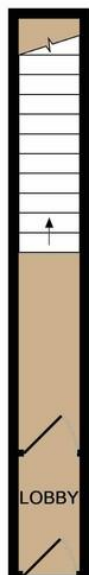
EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

AGENTS NOTE

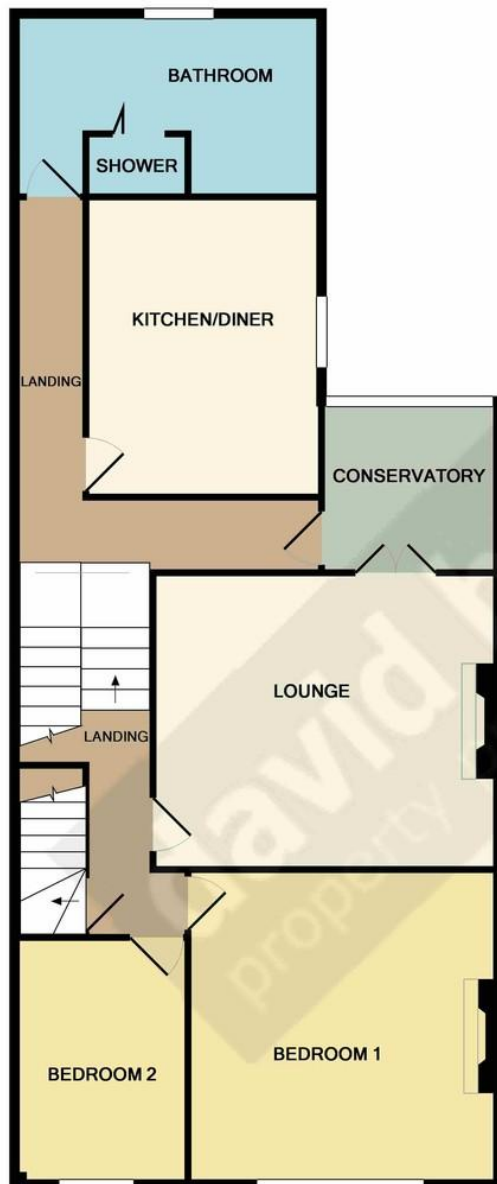
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation 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.



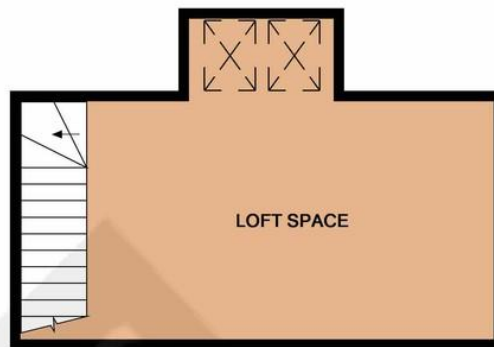




GROUND FLOOR
APPROX. FLOOR
AREA 8.2 SQ.M.
(88 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 101.7 SQ.M.
(1095 SQ.FT.)



LOFT SPACE
APPROX. FLOOR
AREA 27.2 SQ.M.
(293 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.1 SQ.M. (1476 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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 are 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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