



Park Avenue | Consett | Co. Durham | DH8 6AS

An extended three bedroom semi-detached (link) house within walking distance of Consett town centre providing spacious accommodation and the benefit of off street parking for three cars and a garage. Briefly comprising a porch, hallway, lounge with bay window, separate dining room with large opening to a breakfasting kitchen with appliances, ground floor WC, first floor landing, three bedrooms and a large family bathroom. Yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating E (45). Virtual tour available.

REDUCED FOR QUICK SALE £117,000

- Extended semi-detached (link) house
- 3 bedrooms
- Garage and parking for three cars
- Virtual tour available
- Lounge and separate dining room



Property Description

PORCH

3' 10" x 3' 6" (1.18m x 1.09m) uPVC double glazed entrance door with matching windows, tiled floor, wall light and a glazed door to the hallway.

HALLWAY

Tiled floor, central heating double radiator, coving, archway, stairs to the first floor and doors to the lounge and dining room.

LOUNGE

10' 10" x 13' 4" (3.32m x 4.08m) Large bay window, uPVC double glazed windows, central heating double radiator and coving.

DINING ROOM

10' 7" x 13' 5" (3.24m x 4.11m) Wall mounted electric fire, central heating double radiator, coving, large opening to the breakfasting kitchen and door leading to the under-stair WC.

WC

5' 9" x 2' 10" (1.77m x 0.87m) Wash hand basin, electric water heater, WC, and a frosted uPVC double glazed window.

BREAKFASTING KITCHEN

10' 8" x 18' 1" (3.26m x 5.53m) A generous kitchen fitted with a range of wall and base units with concealed lighting onto laminate worktops, tiled splash-backs and breakfast bar. Integrated double oven/grill, electric hob with illuminated extractor canopy over. Built-in wine rack, American fridge freezer with ice dispenser, integrated dishwasher, stainless steel sink with vegetable drainer and mixer tap. uPVC double glazed windows and rear exit door, central heating double radiator and coving.

FIRST FLOOR

LANDING

Twin storage cupboards, one houses the gas combi central heating boiler and a frosted uPVC double glazed window. Loft

access hatch with pull down wooden ladder (loft boarded for storage). Coving, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

20' 7" x 10' 7" (6.28m x 3.23m) uPVC double glazed window and two central heating double radiators.

BEDROOM 2 (TO THE FRONT)

11' 9" x 10' 7" (3.60m x 3.23m) uPVC double glazed window and a central heating double radiator and coving.

BEDROOM 3 (TO THE FRONT)

8' 7" x 6' 0" (2.63m x 1.83m) uPVC double glazed window and a central heating radiator.

BATHROOM

9' 8" x 7' 11" (2.97m x 2.42m) A good sized family bathroom featuring a roll top bath on claw feet. Separate double glazed enclosure with boiler-fed mains shower, wall mounted vanity wash basin with storage drawers, tiled floors, part tiled walls,

chrome towel radiator, extractor fan and twin frosted uPVC double glazed windows.

EXTERNAL

GARAGE

An attached single garage with up and over door, power points, lighting and rear exit door.

TO THE FRONT

Block paved driveway providing off street parking for three vehicles and side border and timber fencing.

TO THE REAR

Self-contained yard with paved patio and timber gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (45). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

NEED A MORTGAGE?

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

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GROUND FLOOR
67.4 sq.m. (726 sq.ft.) approx.



1ST FLOOR
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 118.3 sq.m. (1273 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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 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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