



## 3 bed semi-detached house to buy in DH8

Derby Crescent, Moorside, Consett, Durham, DH8 8DZ

# £75,000

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- ✓ Three bedroom semi detached property
- ✓ Current tenant paying £575 per
- ✓ Lounge and dining room
- ✓ Gas Central Heating & Double
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Sold as an investment!

Fantastic investment opportunity for this spacious three bedroom semi detached property located in Moorside, Consett. This property currently has a tenant paying £575 per month who is looking to stay in the property. This spacious property offers two reception rooms, three bedrooms and good size gardens. Located close to local shops, schools and excellent road and bus links into Consett town centre. The floorplan comprises entrance hall, lounge, kitchen and dining room. To the first floor three bedrooms, bathroom and separate w.c. Further benefits include gas central heating, double glazing, front and rear gardens with driveway.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, single radiator, double glazed rear aspect door, stairs to the first floor.

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## Lounge

4.40m x 3.70m (14'5" x 12'1")

Double glazed front aspect window, double radiator.



## Kitchen

2.90m x 2.40m (9'6" x 7'10")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, hob and extractor fan, space for a washing machine, double glazing, double glazed rear aspect window, door into the dining room.



## Dining Room

3.40m x 2.40m (11'1" x 7'10")

Double glazed rear aspect window, double radiator.



## First floor landing

Double glazed side aspect window, access to roof space.

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## Bedroom One

3.90m x 3.40m (12'9" x 11'1")

Double glazed front aspect window, radiator.

## Bedroom Two

4.20m x 2.40m (13'9" x 7'10")

Double glazed rear aspect window, single radiator.



## Bedroom Three

3.10m x 2.80m (10'2" x 9'2")

Double glazed rear aspect window, single radiator.



## Bathroom

White two piece suite comprising panelled bath, pedestal wash hand basin, built in cupboard with combination boiler, double glazed rear aspect window.



## Separate w.c.

Low level w.c. single radiator, double glazed rear aspect window.




## Front garden

Laid mainly to lawn and driveway.

## Rear garden

Laid mainly to lawn, paved area, hedged boundaries



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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