



## 2 bed upper flat to buy in DH8

Hartington Street, Consett, Consett,  
Durham, DH8 6AA

# £50,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Investment Opportunity
- ✓ Two Bedroom Frist Floor Flat
- ✓ Enclosed Rear Yard
- ✓ Council Tax Band A
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

Investment opportunity to purchase this two bedroom upper floor apartment located in Consett. This would be ideal for a investor looking to add to there portfolio or looking to get started. Located within walking distance of Consett town centre with its shops, bars, restaurants and bus station. The floor plan comprises Entrance porch, entrance hall, first floor landing, two bedrooms, lounge, kitchen and bathroom. Further benefits include gas central heating, double glazing and enclosed rear yard.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 976

Price: £50,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

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: None

## External Front

Double glazed front aspect entrance door and window, courtesy light, door into hallway.

---

## Entrance Hall

single radiator, stairs to the first floor.

---

## First Floor Landing

---

### Bedroom One

4.20m x 3.70m (13'9" x 12'1")

Double glazed front aspect window, double radiator.



### Bedroom Two

2.90m x 2.30m (9'6" x 7'6")

Double glazed front aspect window, single radiator.



## Lounge

4.40m x 3.20m (14'5" x 10'5")

Double glazed rear aspect window, fire place with inset and hearth, double radiator, two built in cupboards.



## Kitchen

3.70m x 2.30m (12'1" x 7'6")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, space for a washing machine, combination boiler, double radiator, door with stairs to rear yard. double glazed rear aspect window.



## Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, double radiator, double glazed rear aspect window.




---

## Rear Yard

Mainly paved with walled boundaries and gate access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	61
(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 

Hartington Street, Consett, Consett, Durham, DH8 6AA

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

