



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

Annaside Mews, Consett, Consett, Durham, DH8 6HL

# £220,000

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Four bedroom semi detached
- ✓ Lounge, Kitchen/diner and Sun
- ✓ Bathroom and en suite shower
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

We are delighted to present to the market this remarkably spacious four-bedroom semi-detached house nestled in the leafy tranquillity of Consett, County Durham. This is a Residential Sale that represents an excellent opportunity for families, investors, and first-time buyers.

The property offers generous living accommodation including two reception rooms, namely a cosy lounge and an inviting sun lounge. The lounge is the perfect setting for relaxation, whilst the sun lounge offers great versatility and could be utilised as a home office or playroom. These rooms boast an abundance of natural light, creating a warm and inviting space to unwind.

At the heart of the home, the kitchen/diner provides an excellent open area for entertaining. The modern kitchen comes well-equipped with a good range of fitted units and ample space for dining.

Upstairs, the property boasts four comfortable bedrooms, offering a restful retreat for family members or guests. There are two bathrooms; a family bathroom fitted with modern suite and an ensuite shower room, adding a level of luxury and convenience to the property. New driveway to the front of the house.

Additionally, the property features a private driveway providing off-street parking, complemented by a rear yard, perfect for enjoying alfresco dining in the warmer months.

Located in Consett, this property operates under the Durham County Council and enjoys well-rated schools, transportation options, and a multitude of local amenities which all adds to the appeal of this family home.

This is a must-see property and early viewing is highly recommended to truly appreciate the space and location on offer. Don't miss this opportunity! Reach out to our team at Pattinson Estate Agents today to arrange your inspection.

The floorplan comprises Entrance porch, entrance hall, lounge, sun lounge and kitchen/diner. To the first floor master bedroom with en suite shower room, three further bedrooms and bathroom. Further benefits include gas central heating, double glazing, front, side and rear gardens, front driveway to garage. There are a number of owned solar panels which generate approximately £3000 per annum.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Year built: 1980

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Porch

Double glazed entrance door and double glazed front aspect windows, double radiator, tiled floor, double doors into hallway.

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## Entrance Hall

Double radiator, wooden flooring, stairs to the first floor.

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## Lounge

Double glazed front aspect window, two double radiators, French doors and windows leading into the Sun lounge.



## Sun Lounge

Double glazed rear aspect windows and French doors leading to the rear garden, double radiator, power points and wall heater.



## Kitchen/Diner

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, Rangemaster range cooker with extractor fan over, Integral fridge, freezer, dish washer and washing machine, built in cupboard, wooden flooring, down lighting, double glazed rear aspect windows and side aspect door.



## First floor landing

Access to loft space, built in cupboard, air purifying system, light tunnel.

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## Bedroom One

Double glazed front aspect window, with open aspect views, fitted wardrobes, vertical feature radiator. door into en suite.



## En suite shower room

Contemporary three piece suite comprising step in shower cubicle, wash hand basin, low level w.c. feature heated towel rail, tiled walls and floor, extractor fan, down lighting, double glazed front aspect window.



## Bedroom Two

Double glazed rear aspect window with open aspect countryside views, down lighting, feature radiator.



## Bedroom Three

Double glazed front aspect window with open aspect views, down lighting, vertical feature radiator.



## Bedroom Four

Double glazed rear aspect window with open aspect countryside views. down lighting, single radiator.



## Bathroom

White three piece suite comprising panelled jacuzzi bath, pedestal wash hand basin, low level w.c. tiled walls and floor, extractor fan, feature chrome heated towel rail, down lighting, double glazed rear aspect window.



## Front garden

Laid mainly to lawn, flower, tree and shrub borders, driveway to garage.

## Rear and side gardens

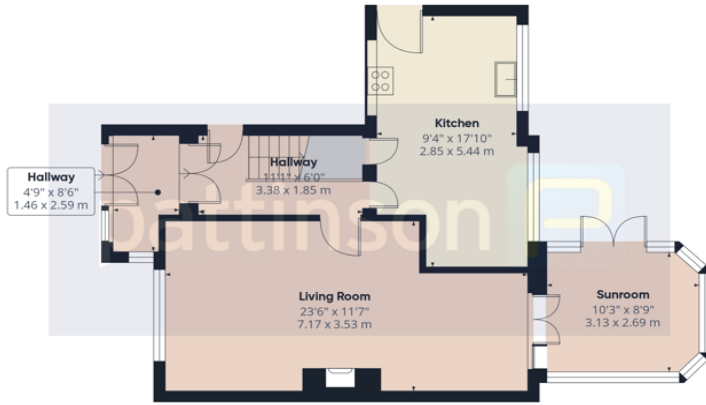
Laid mainly to lawn, paved areas, raised patio area, fenced boundaries open aspect countryside views.



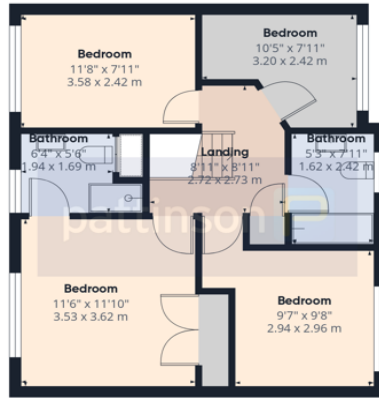
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## Garage

Integral garage, with up and over door, light and power points, double glazed side aspect door and door leading into the hallway.



Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1197 ft<sup>2</sup>  
111.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(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:

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