



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

Gloucester Road, Delves Lane, Consett, Durham, DH8 7LL

**£95,000**

 x3  x1  x1

Tenure  
**Freehold**

### Property features

- ✓ Three bedroom end terrace
- ✓ Lounge, kitchen and bathroom
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

Fantastic opportunity to purchase this spacious three bedroom end terrace property located in Consett. This property offers good size living accommodation with spacious rooms and good size front and rear gardens with no onward chain. The property does require some modernisation. Located close to local shops, schools and within walking distance of Consett town centre.

The floorplan comprises Entrance hall, lounge and kitchen. To the first floor three bedrooms, bathroom and separate w.c. Further benefits include gas central heating, double glazing, front and rear good size gardens.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

USPs: Garden, Requires updating

Parking: On Street

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: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door and window, Laminate flooring, single radiator, stairs to the first floor.

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## Lounge

Double glazed front aspect window, marble effect fireplace with marble effect inset and hearth with electric fire,



## Kitchen

Fitted wall and base incorporating counter work tops with a single drainer sink unit, electric and gas cooker points, space for a washing machine, partly tiled walls, combination boiler, double radiator, built in cupboard, double glazed side and rear aspect windows.



## First floor landing

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## Bathroom

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



## Separate W.C.

Low level W.C. single radiator, double glazed rear aspect window.



## Bedroom One

Double glazed front aspect window, double radiator, fitted wardrobes.



## Bedroom Two

Double glazed rear aspect windows, single radiator, built in wardrobes.



## Bedroom Three

Double glazed front and side aspect windows, single radiator, built in cupboard.



## Front and side gardens


Mainly gravelled, shrub borders, hedged and walled boundaries.

## Rear garden

Good size rear garden which is mainly gravelled, paved area, fenced and walled boundaries, gate access, brick built out building.





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>	71	78
(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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