



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

Durham Road, Blackhill, Consett, Durham, DH8 8RS

**£150,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

Garden

### Property features

- ✓ Three bedroom stone built semi detached property
- ✓ Kitchen/breakfast room and utility room
- ✓ Cloakroom/W.C and bathroom
- ✓ Gas Central Heating & Double
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This captivating stone built three-bedroom semi-detached house in Blackhill, Consett is now available for residential sale. An exemplary presentation of style and comfort, this stunning property displays an abundance of both individual charm and character.

A sophisticated reception room provides the perfect setting to entertain guests, or simply enjoy a quiet evening at home.

At the heart of the house, you'll find a spacious and well-designed kitchen/breakfast room, offering ample space to entertain and dine with family and friends. The kitchen comes complete with high-quality fixtures and fittings, ensuring every culinary endeavour is a pleasure. The property also benefits from a highly functional utility room, adding an additional element of practicality to the space.

The property houses three generously sized bedrooms, each one allowing an abundance of natural light to flood in, while offering a comforting personal space to relax and unwind.

In addition, you'll find a convenient cloakroom/W.C, as well as a full bathroom, each fitted with modern fixtures to make your day-to-day routines effortless and enjoyable.

The home boasts a stone-built exterior which perfectly complements the natural beauty of the surrounding area, giving the property a unique, inviting appeal.

In short, it's a property that perfectly blends practicality, comfort, and charm. Don't miss out on this delightful opportunity to create your dream home in Blackhill, Consett.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Year built: 1900

Construction materials: Stone built

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 Porch

Double glazed entrance door and window, laminate flooring, further door into hallway.

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## Entrance Hall

Vertical feature radiator, laminate flooring, stairs to first floor, doorway into the lounge.

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## Lounge

4.70m x 4.30m (15'5" x 14'1")

Double glazed front aspect bay window, feature fireplace with marble effect hearth, laminate flooring, window seat, radiator, down lighting, double doors into the kitchen/breakfast room.



## Kitchen/Breakfast room

4.70m x 4.30m (15'5" x 14'1")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, extractor hood over cooker, Integral dish washer, wine fridge, pull out ladder, down lighting, built in cupboard, centre island work station with pop up power points, vertical feature radiator, tiled floor, double glazed rear aspect window.



## Utility Room

5.80m x 1.60m (19'0" x 5'2")

Fitted base units, work tops and sink unit, space for washing machine and tumble dryer, tiled floor, double radiator, access to loft roof space, down lighting, double glazed rear aspect window and door leading to the rear garden. door into cloakroom/w.c.



## Cloakroom/W.C.

Low level w.c. wash hand basin, down lighting, tiled walls, heated towel rail.



## First floor landing

Double glazed rear aspect window, access to roof space, down lighting.

## Bedroom One

4.50m x 3.40m (14'9" x 11'1")

Double glazed front aspect window, double radiator, down lighting.



## Bedroom Two

4.40m x 3.40m (14'5" x 11'1")

Double glazed front aspect window, double radiator, down lighting.



## Bedroom Three

3.00m x 2.40m (9'10" x 7'10")

Double glazed front aspect window, double radiator, down lighting.



## Bathroom

White three piece suite comprising panelled bath with shower over, wash hand basin, low level w.c. heated towel rail, down lighting, double glazed side aspect window.



## Front garden

Front town garden, gravelled area, stone wall and fenced with gate access.

## Rear patio garden

Mainly artificial grass, wall and fenced boundaries, access down to side to the front, double wooden gates with rear vehicular access.





Total floor area: 120.4 sq.m. (1,296 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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	

Durham Road, Blackhill, Consett, Durham, DH8 8RS

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