



## 1 bed flat to buy in DH8

Park Villas, Leadgate, Consett, Durham,  
DH8 7RT

# £50,000

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ No Chain
- ✓ Enclosed Front Garden
- ✓ First Floor One Bedroom
- ✓ Of Road Parking
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Lease information on request.

Situated within a convenient position in Park Villas, this well-presented one-bedroom first floor flat offers an excellent opportunity for first-time buyers, investors or those seeking to downsize. Available with no onward chain, the property provides comfortable and low-maintenance accommodation together with allocated off-road parking and an enclosed front garden.

The accommodation briefly comprises an open-plan kitchen and dining area fitted with a range of wall and base units, contrasting work surfaces and space for appliances, creating a practical and sociable living space. The bedroom is well-proportioned and enjoys pleasant natural light, while the bathroom is fitted with a three-piece suite incorporating a shower over the bath.

Externally, the property benefits from fenced boundaries with paved and gravelled areas to the front, together with allocated parking.

Conveniently located close to local amenities, shops and transport links, this affordable property represents an ideal purchase for a variety of buyers.

Early viewing is recommended.

Council Tax Band: A

Tenure: Leasehold

Price: £50,000

Property Type: Flat

USPs: Garden, Requires work, Chain free

Parking: Allocated

Construction materials: Brick and block

Heating: Gas

## External

Fenced boundaries with paved and gravelled areas.



## Kitchen

2.13m x 1.50m (6'11" x 4'11")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit. space for a washing machine, double radiator, double glazed front aspect window.



## Dining Area

Double glazed rear aspect window, double radiator, open plan into kitchen.



## Bedroom 1

2.88m x 3.62m (9'5" x 11'10")

Double glazed rear aspect window, double radiator.

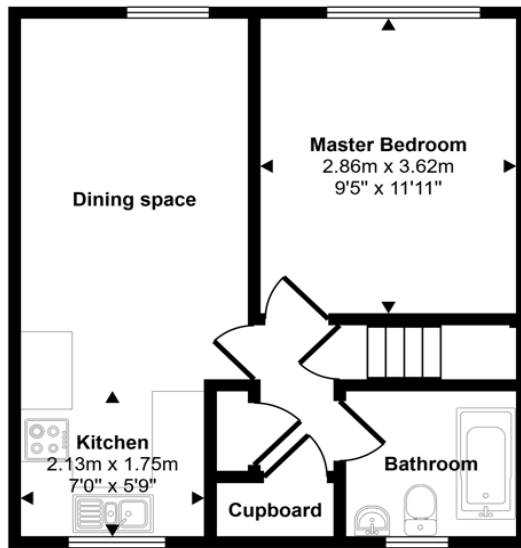


## Bathroom

Three piece suite comprising bath with shower over, pedestal wash hand basin, low level W.C. single radiator, extractor fan, double glazed front aspect window.



Approx Gross Internal Area  
36 sq m / 388 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		74	74
(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	

Park Villas, Leadgate, Consett, Durham, DH8 7RT

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