



## 4 bed terraced house to buy in

Palmerston Street, Consett, Durham, DH8 5RB

**£135,000** Offers Over

 x4  x3  x2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Four bedroom mid terrace town
- ✓ Open plan lounge/Dining room
- ✓ Cloakroom/W.C, bathroom and wash room
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents are thrilled to put on the market this remarkable 4-bedroom mid-terrace townhouse, conveniently located in the centre of Consett. As you walk into this spacious property, you are greeted by an expansive open plan lounge and dining room area, featuring tasteful decor that complements the generous living space. This open and airy layout allows for seamless entertaining, drawn together by warm natural light filling the area.

Further on the ground floor is the convenient cloakroom/W.C, a practical feature perfect for family life or guests. Upstairs, you'll find comfort and privacy with four well-proportioned bedrooms, bedrooms one and two are on the first floor along with the family bathroom, while the third and fourth bedrooms have access to the wash room on the second floor.

The property is complete with a total of three bathrooms, ensuring no morning rush stresses. The bathrooms are all furnished with modern fittings and finished in a contemporary style that elevates these spaces. The washroom provides additional convenience for the residents.

This residential sale offers ample space and comfort for a growing family and comes complete with conveniences you would expect from a quality townhouse. Stepping outside, the property into the rear garden providing a sense of seclusion and privacy in the heart of Consett.

Whether you're a first-time buyer or an expanding family, this residence promises a delightful lifestyle in an area well-suited for work, education, and recreation. Don't miss this invitation to comfortable living. Do get in touch with us at Pattinson Estate Agents to arrange a viewing and experience this exceptional property first-hand.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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: Cable

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, stairs to the first floor, door into the lounge.

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## Lounge/dining room

Double glazed front and rear aspect windows, built in cupboard, double radiator and single radiator. door into cloakroom/w.c.



## Cloakroom/W.C.

low level w.c. wash hand basin, extractor fan.



## Kitchen

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extractor hood over, partly tiled walls, combination boiler, single radiator, double glazed rear aspect window and door leading to the rear garden.



## First floor landing

Double glazed front aspect window, built in cupboard, stairs to the second floor.

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## Bedroom One

Double glazed rear aspect window, single radiator, television point.



## Bedroom Two

Double glazed front aspect window, single radiator, television point.



## Bathroom

White four piece suite comprising panelled bath, step in shower cubicle, pedestal wash hand basin, low level w.c. partly tiled walls, extractor fan, heated towel rail, down lighting, double glazed rear aspect window.



## Second floor landing

access to roof space, doors into wash room and two further bedrooms.

## Wash room

White two piece suite comprising low level w.c. pedestal wash hand basin. extractor fan, single radiator.



## Bedroom Three

Double glazed rear aspect dormer window, single radiator, television point.



## Bedroom Four

Double glazed velux window, single radiator, television point.



## Rear garden

Paved area, fenced and walled boundaries with 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>	79	83
(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:

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

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