



To buy

## 2 bed end of terrace house to buy in DH8

Cortland Road, Consett, Consett, Durham, DH8 8QD

# £123,500

🛏 x2 🚿 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Two bedroom end terrace
- ✓ Lounge and kitchen/diner
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens with
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Fantastic opportunity to purchase this spacious two bedroom end of terrace property located in Bridgehill, Consett. This property offers good size living accommodation with a good size lounge, kitchen/dining room, two good size bedrooms and rear garden. The property has been improved and maintained by the current owners to a very high standard. This would be ideal for a first time buyer. Located close to local shops, schools and with excellent road and bus links into Consett Town Centre.

The floor plan comprises Entrance hall, lounge and kitchen/dining room. To the first floor two bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, front and rear gardens with driveway. There is access to a cellar via the side of the property which is ideal for storage. We highly recommend viewing to fully appreciate what this lovely home has to offer.

NO CHAIN

Council Tax Band: A

Tenure: Freehold

Price: £123,500

Property Type: End of terrace house

USPs: Garden

Parking: Driveway

Year built: 1930

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance hall

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

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## Lounge

4.20m x 4.00m (13'9" x 13'1")

Double glazed front aspect bay window, double radiator.



## Kitchen/Dining Room

6.40m x 3.20m (20'11" x 10'5")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extractor fan over, space for a washing machine, double radiator, built in cupboard, laminate flooring, double glazed rear aspect window and door leading to the rear garden.



## First floor landing

Double glazed side aspect window, access to roof space.

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## Bedroom One

4.00m x 3.20m (13'1" x 10'5")

Double glazed front aspect bay window with views of the countryside, single radiator.



## Bedroom Two

3.20m x 2.90m (10'5" x 9'6")

Double glazed rear aspect window, single radiator.



## Bathroom

White three piece suite comprising panelled bath with mixer tap shower over, pedestal wash hand basin, low level w.c. partly tiled walls, single radiator, extractor fan, tiled floor, double glazed rear aspect windows.



## Front garden

Lawned area, hedged boundaries with block paved front driveway.



## Rear garden

Laid mainly to lawn, gravelled area, shrub borders, fenced and conifer boundaries.



## Cellar

Access to the cellar via the side of the property which is ideal for storage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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