



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

Wesley Gardens, Castleside, Consett, Durham, DH8 9QE

**£270,000** Offers Over

 x4  x2  x3

Tenure

**Freehold**

## Property features

- ✓ Four bedroom double fronted extended semi detached property
- ✓ lounge, dining room and sun
- ✓ Shower room and en suite
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ 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 impressive four bedroomed double fronted extended semi detached property located in a popular area of Castleside. This property offers good size living accommodation with its double storey extension into a living room and master bedroom with en suite, extensive kitchen/dining room, sun lounge and master bedroom with en suite shower room. This property has been improved and maintained by the current owners to a very high standard with many features like feature radiator, inglenook fireplace, feature extractor hood which comes up from the worktops and tube sky light on the landing. There are front and rear landscaped gardens which offers a fabulous sun trapped patio area.

Located close to local shops, schools, fabulous walks, countryside, excellent bus and road links into Consett and Newcastle.

The floorplan comprises Entrance hall, lounge, dining room kitchen, utility room, sitting room and sun lounge. To the first floor master bedroom with en suite shower room, three further bedrooms and family shower room. Further benefits include gas central heating, double glazing, front and rear gardens and block paved driveway.

We highly recommend viewing to fully appreciate what this fabulous family home has to offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £270,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, vertical feature radiator, stairs to the first floor, double doors into the lounge.

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## Lounge

4.00m x 3.50m (13'1" x 11'5")

Double glazed front aspect bay window, Inglenook feature fireplace, feature radiator, feature sliding double doors into dining room.



## Dining Room

Fitted feature glass cabinets and cupboards, vertical feature radiator, open plan into the kitchen and archway into the sun lounge



## Kitchen

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, hob with feature motorized extractor hood which immerge from the worktop, Integral microwave, fridge, dish washer, feature vertical radiator, down lighting, double glazed rear aspect window.



## Utility Room

2.10m x 1.90m (6'10" x 6'2")

space for washing machine, tiled walls and floor, down lighting, double glazed rear aspect windows and door into the rear garden.

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## Sitting room

4.20m x 2.80m (13'9" x 9'2")

Double glazed front aspect bay window, feature radiator.



## Sun Lounge

3.20m x 3.00m (10'5" x 9'10")

Double glazed rear aspect windows and French doors leading out to the rear garden. down lighting, power points, double radiator.



## First floor landing

Access to roof space via pull down ladder with lighting. power points, tube sky light bringing in natural light to the landing.

## Bedroom One

3.30m x 2.70m (10'9" x 8'10")

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



## En suite shower room

White three piece suite comprising, step in shower cubicle, vanity wash hand basin, low level w.c. heated towel rail, tiled walls and floor, extractor fan, down lighting, double glazed rear aspect window.



## Bedroom Two

3.60m x 3.20m (11'9" x 10'5")

Double glazed rear aspect window, fitted wardrobes, feature radiator, down lighting.



## Bedroom Three

3.30m x 2.60m (10'9" x 8'6")

Bedroom Three Double glazed front aspect window, fitted wardrobes, feature radiator, down lighting.



## Bedroom Four

2.30m x 1.80m (7'6" x 5'10")

Double glazed front aspect window, feature radiator, built in single bed, down lighting.



## Shower Room

White three piece suite comprising step in shower cubicle, vanity wash hand basin, low level w.c. heated towel rail, extractor fan, down lighting, tiled walls and floor, double glazed rear aspect window.



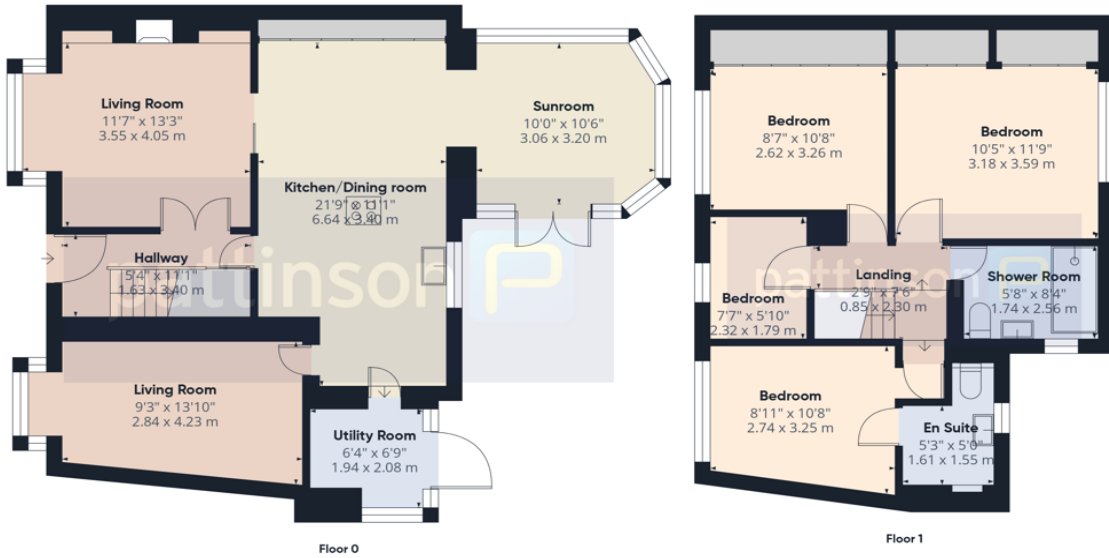
## Front garden

Gravelled area, flower, tree and shrub borders, fenced and walled boundaries, power points, block paved driveway.

## Rear garden

Landscaped garden, patio area, mainly block paved, flower, tree and shrub borders, garden shed, power points, cold water tap, fenced boundaries.





Approximate total area<sup>®</sup>  
1273 ft<sup>2</sup>  
118.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	79
(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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