



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

Horton Close, Consett, Durham, DH8 7EN

**£145,000** Offers Over

🛏 x 2 🚿 x 3 🚗 x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ TWO SEPERATE EN-SUITES
- ✓ JUILLET BALCONEY
- ✓ KITCHEN/LOUNGE
- ✓ DOUBLE GLAZED & GAS CENTRAL HEATING
- ✓ EPC Rating C

## Key Information

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

## Description

Located in a quiet and desirable cul-de-sac within Delves Lane, this beautifully presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers or couples seeking a modern and low-maintenance property in a convenient location.

The ground floor features a bright and spacious open-plan lounge and kitchen, creating a welcoming and sociable living area. The kitchen is well-equipped with modern appliances, while the lounge benefits from natural light and direct access to the south-facing private rear garden, perfect for relaxing or entertaining in the warmer months.

Upstairs, the property boasts two generously sized double bedrooms, both with their own en-suite facilities. The principal bedroom offers a touch of luxury with a Juliet balcony and fitted wardrobes, providing both style and functionality. The second bedroom also benefits from an en-suite, offering added comfort and privacy for guests or family members.

Additional features include a fully boarded loft with electric supply, ideal for storage or potential further use, and a gas central heating boiler.

Externally, the home includes a well-maintained rear garden and off-street parking to the front. The property is ideally situated within easy reach of local schools, shops, public transport links, and scenic walking routes, making day-to-day life convenient and enjoyable.

Combining a peaceful setting with modern living, this charming home is ready to move into. Early viewing is highly recommended to avoid disappointment.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £145,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

## Front External

Compsite door, drive with gated access to rear garden



## Entry hall

Doors leading to kitchen/ lounge area and downstairs w.c

## Downstairs w.c

1.55m x 1.52m (5'1" x 4'11")

w.c/ radiator and wash basin



## Kitchen/ Lounge

4.16m x 7.49m (13'7" x 24'6")

The open-plan kitchen/lounge features modern wall and base units with worktops, a built-in electric oven, gas hob with extractor, and a stainless steel sink with mixer tap. There's plumbing for a washing machine and dishwasher. The lounge includes a wall-mounted electric fire, TV and telephone points, under-stairs storage, and French doors leading to the rear garden. The space benefits from double glazed windows to both the front and rear aspects, laminate flooring, and a central heating radiator.



## Lounge



## Landing

Doors leading to both bedrooms

## Bedroom One

3.40m x 2.72m (11'1" x 8'11")

A range of fitted wardrobes, an additional storage cupboard, two radiators, access to the en-suite, and French doors opening onto a Juliet balcony.



## En-suite

1.94m x 1.54m (6'4" x 5'0")

Fitted with a mains-fed shower, pedestal wash basin, W.C., and fully tiled walls.



## Bedroom Two

3.04m x 2.92m (9'11" x 9'6")

Includes a built-in storage cupboard, laminate flooring, and a central heating radiator, access to en-suite



## En-suite Two

1.55m x 1.52m (5'1" x 4'11")

Features a corner shower cubicle with a mains-fed shower, pedestal wash basin, W.C., and a central heating radiator.



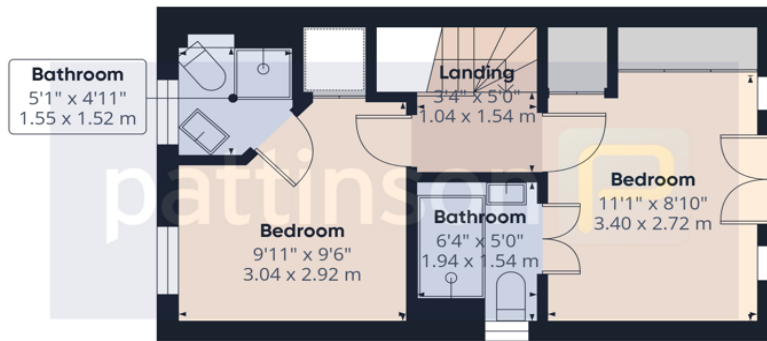
## Rear External

An enclosed gravelled garden complete with a paved patio area and garden shed.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
600 ft<sup>2</sup>  
55.7 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>			89
(69-80) <b>C</b>		75	
(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:

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