



### 3 bed terraced house to buy in

Elliott Way, Consett, Consett, Durham,  
DH8 5XY

**£135,000** Offers Over

 x3  x1  x1

Tenure

**Leasehold**

Driveway parking

Garden

### Property features

- ✓ Modern three bedroom mid terrace property
- ✓ Cloakroom/W.C and bathroom
- ✓ Gas Central Heating & Double
- ✓ Front driveway for two cars
- ✓ EPC Rating C

## 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 modern three bedroom mid terrace property located on a sought after estate in Consett. This lovely home would be ideal for a first time buyer or young family with its spacious living accommodation, two bathrooms, enclosed rear garden and parking for two cars. Located within walking distance of Consett town centre with its shops, bars, restaurants, schools and bus station.

The floorplan comprises Entrance hall, cloakroom/w.c. kitchen and lounge. To the first floor three bedrooms and bathroom. Further benefits include gas central heating, double glazing, front driveway for two cars and rear enclosed garden. We highly recommend viewing to fully appreciate what this lovely home has to offer.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 135

Price: Offers Over £135,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Year built: 2014

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, single radiator, laminate flooring, stairs to the first floor.

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## Cloakroom/W.C.

Three piece suite comprising low level w.c. pedestal wash hand basin, extractor fan, single radiator, laminate flooring.

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## Kitchen

2.40m x 3.00m (7'10" x 9'10")

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, Integral fridge, freezer, washing machine and dish washer, combination boiler, double radiator, laminate flooring, double glazed front aspect window.

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## Lounge/dining room

4.60m x 4.30m (15'1" x 14'1")

Double glazed rear aspect windows and French doors leading out to the rear garden, two double radiators, laminate flooring, built in cupboard.

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## First floor landing

Built in cupboard, access to roof space.

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## Bedroom One

3.90m x 2.50m (12'9" x 8'2")

Double glazed rear aspect window, single radiator.



## Bedroom Three

2.40m x 1.90m (7'10" x 6'2")

Double glazed rear aspect window, single radiator.



## Bedroom Two

3.30m x 2.40m (10'9" x 7'10")

Double glazed front aspect window, single radiator.



## Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tile walls, double radiator, extractor fan, built in cupboard, double glazed front aspect window.



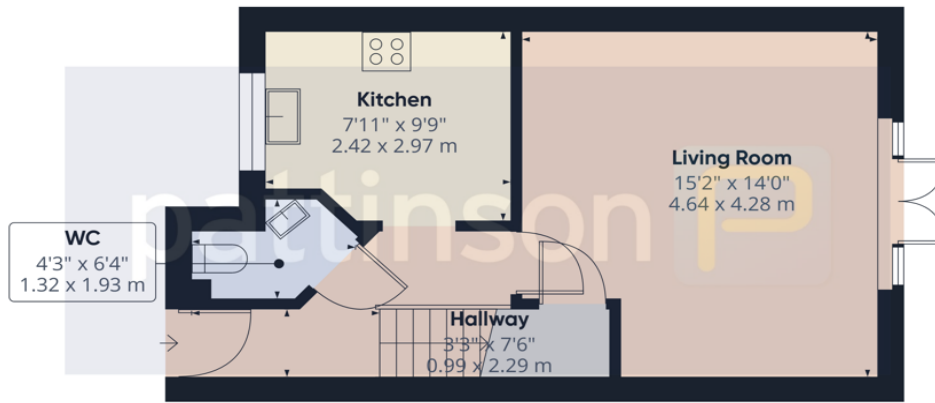
## Front driveway

Block paved space for two cars.

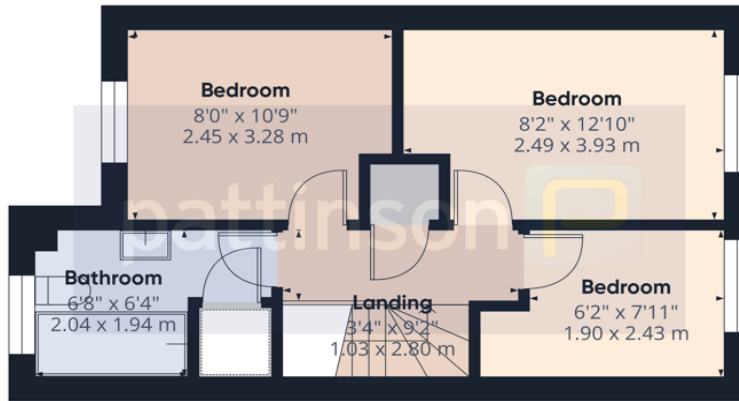
## Rear garden

Mainly paved with artificial grass, fenced boundaries with gate access.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
700 ft<sup>2</sup>  
65 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.

GIRAFFE 360

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>		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	

Elliott Way, Consett, Consett, Durham, DH8 5XY

Contact your local branch today for more information on this property:

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