



### 3 bed terraced house to buy in

St. Andrews Road, Blackhill, Consett,  
Durham, DH8 8NX

**£140,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

On Street parking

Garden

### Property features

- ✓ Three bedroom stone built mid terrace property
- ✓ Lounge & Kitchen/diner
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens with decking and views
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Fabulous three bedroom stone built mid terrace property located in a popular area of Blackhill. This property has undergone a full renovation 18 months ago with a new roof, windows, kitchen, bathroom and decoration throughout. there is also pull down ladders to a partial boarded loft with a velux window and lighting. This would be ideal for a first time buyer and growing family having a lovely lawned garden with open aspect views. Located close to local shops, schools and within a short drive and bus journey into Consett town centre. The floorplan comprises Entrance hall, lounge and kitchen/diner. To the first floor three bedrooms and bathroom. Further benefits include gas central heating, double glazing, front garden and extensive rear garden with open views. We highly recommend viewing to appreciate what this lovely home.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £140,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Year built: 1900

Construction materials: Stone built

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: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door and front aspect window, double radiator, tiled floor, stairs to the first floor, door into the lounge.

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## Lounge

4.80m x 3.90m (15'8" x 12'9")

Double glazed front aspect window, fireplace, double radiator, wooden flooring.



## Kitchen/Diner

4.90m x 2.70m (16'0" x 8'10")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, electric hob, space for a washing machine, built in cupboard, double radiator, two double glazed rear aspect windows and door into the rear garden.



## First floor landing

Access to the loft space via pull down ladders which has been partly boarded with a velux window and lighting.

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## Bedroom One

3.60m x 2.90m (11'9" x 9'6")

Double glazed front aspect window, double radiator.



## Bedroom Two

4.10m x 2.90m (13'5" x 9'6")

Double glazed rear aspect window, single radiator, built in cupboard with a combination boiler.



## Bedroom Three

3.00m x 2.60m (9'10" x 8'6")

Double glazed front aspect window, fitted wardrobes, single radiator.



## Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, extractor fan, heated towel rail, double glazed rear aspect window.



## Front garden

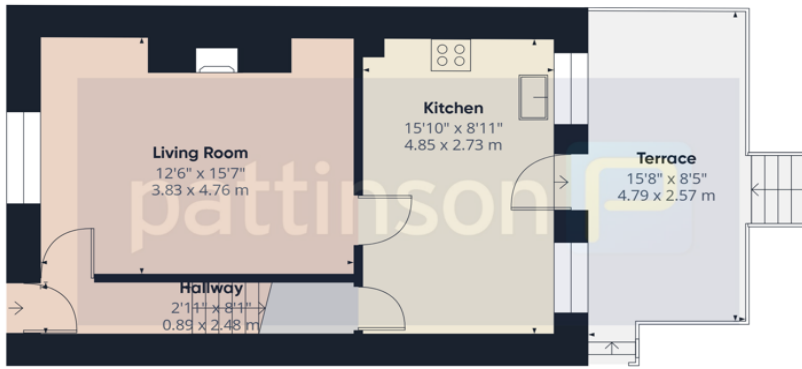
Mainly gravelled with fenced boundaries.



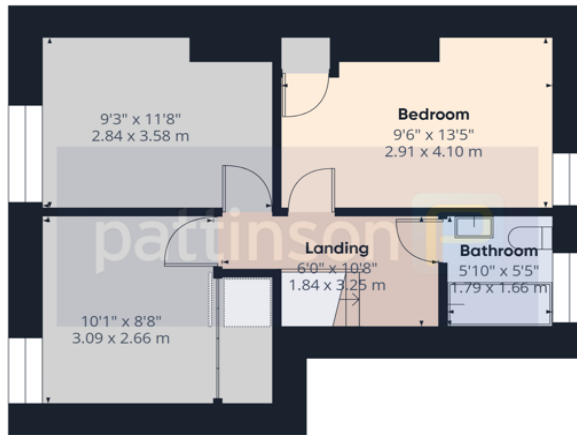
## Rear garden

Laid mainly to lawn with flower and shrub borders, raised decking patio area, garden shed, fenced boundaries, wooden bin stores, access to the front of the property.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
807 ft<sup>2</sup>  
75 m<sup>2</sup>

Balconies and terraces  
145 ft<sup>2</sup>  
13.5 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>		89
(69-80) <b>C</b>	70	
(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	

St. Andrews Road, Blackhill, Consett, Durham, DH8 8NX

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

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