



### 3 bed detached house to buy in

Chapel Drive, Delves Lane, Consett,  
Durham, DH8 7EW

# £185,000

🛏 x 3 🚿 x 3 🚻 x 2

Tenure

**Leasehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Three bedroom modern detached house
- ✓ Lounge and dining room
- ✓ Kitchen and utility room
- ✓ Cloakroom/W.C. bathroom and en suite shower room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Situated in the highly sought-after modern housing estate located off Delves Lane, Consett, we are delighted to present this splendid three-bedroom detached house for residential sale. Representing modern living at its finest, this property exudes a sophisticated charm that promises a comfortable and luxurious lifestyle.

At the heart of this home is the spacious lounge, with its generous floor space offering the perfect setting for relaxation and casual entertaining. The stealthily placed dining room creates an excellent socialising space where you can enjoy meals with loved ones.

The kitchen at this property is outfitted with modern appliances and kitchenware. A conveniently placed utility room adds to its functional value and is indeed every homemaker's delight.

This home boasts three sizeable bedrooms, each reflecting a warm and inviting atmosphere designed with relaxation and comfort in mind. One of the home's finest features is the three well-appointed bathrooms, each offering modern facilities for a rejuvenating experience.

Externally, the property matches its internal charm, offering a harmonious blend of allure and functionality. Rest assured, ample parking is provided with further provisions for potential owners to make the outdoor space their own with scope for personalisation.

This detached house in Delves Lane, Consett, truly ticks all the boxes for a modern family or those seeking a spacious and relaxing home environment. Contact Pattinson Estate Agents for more details, and do not miss this opportunity to own a magnificent piece of Consett real estate.

The floorplan comprises Entrance hall, lounge, dining room, kitchen, utility room and cloakroom/w.c. To the first floor master bedroom with en suite shower room and dressing room, two further bedrooms and family bathroom. Further benefits include gas central heating, double glazing, front and rear gardens with driveway leading to the garage.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 132 Years

Annual Ground Rent Amount: £130.00

Price: £185,000

Property Type: Detached House

USPs: Garden, Chain free

Parking: Driveway & Garage

Year built: 2000

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: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door and double glazed front aspect window, double radiator, laminate flooring, stairs to the first floor.

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## Lounge

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

Double glazed front aspect window, fireplace with electric fire, double radiator, built in cupboard, archway into the dining room.



## Dining Room

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

Double glazed rear aspect bay window, single radiator,



## Kitchen

2.70m x 2.40m (8'10" x 7'10")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extract hood over, space for a washing machine, tiled floor, partly tiled walls, double glazed rear aspect window.



## Utility Room

Wall mounted boiler, space for a washing machine, tiled floor, single radiator, double glazed rear aspect door leading to the rear garden, door into the cloakroom/w.c.

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## Cloakroom/W.C.

Double glazed side aspect window, low level w.c. pedestal wash hand basin, single radiator,



## First floor landing

Access to loft space

## Bedroom One

3.10m x 2.70m (10'2" x 8'10")

Double glazed front aspect window, single radiator, archway into the dressing room area with a single radiator, double glazed rear aspect window and door into en suite.



## En suite shower room

White three piece suite comprising step in shower cubicle, , vanity wash hand basin, low level w.c. partly tiled walls, shaver point, extractor fan, double glazed rear aspect window.



## Bedroom Two

3.10m x 3.00m (10'2" x 9'10")

Double glazed front aspect window, single radiator, built in cupboard.



## Bedroom Three

3.50m x 1.80m (11'5" x 5'10")

Double glazed rear aspect window, single radiator.



## Bathroom

White three piece suite comprising panelled bath, vanity wash hand basin, low level w.c. partly tiled walls, shaver point, single radiator, double glazed rear aspect window.



## Front garden

lawned and gravelled areas, hedged boundaries with driveway leading to the garage.



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## Rear garden

Mainly paved, fenced boundaries, raised patio area and concrete area.

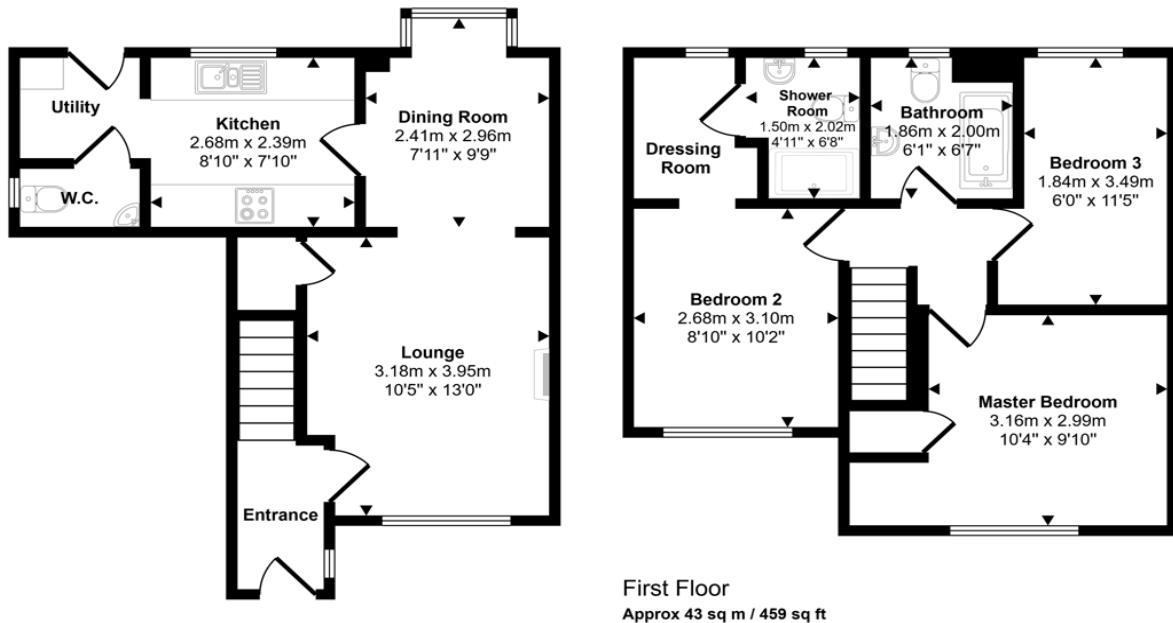


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## Garage

Integral garage, light and power points with up and over door.

Approx Gross Internal Area  
78 sq m / 842 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft

First Floor  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			97
(81-91) <b>B</b>			
(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	

Chapel Drive, Delves Lane, Consett, Durham, DH8 7EW

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

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