



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

North View, Blackhill, Consett, Durham, DH8 0JN

**£145,000**

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Three bedroom semi detached property
- ✓ Lounge and kitchen/diner
- ✓ Cloakroom/W.C. and bathroom
- ✓ Gas Central Heating & Double
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

We are delighted to offer to the market this impressive three semi detached house located in Blackhill. This property offers good size living accommodation. The property has undergone a lot of refurbishment with a very impressive kitchen, cloakroom/w.c. and decoration throughout to a very high standard. The property would be ideal for a first time buyer or family. Located close to local shops, schools and with excellent road and bus links into nearby Consett.

The floorplan comprises Entrance porch, hallway, lounge, kitchen/breakfast room, rear porch, cloakroom/w.c. To the first floor three bedrooms and bathroom. Further benefits include gas central heating, double glazing, front and rear gardens with driveway leading to a garage. We highly recommend viewing to fully appreciate what this lovely property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Year built: 1950

Construction materials: Timber frame

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 Porch

Double glazed entrance door and front window, further door into hallway.

---

## Entrance Hall

single radiator, stairs to the first floor.

---

## Lounge

3.90m x 3.50m (12'9" x 11'5")

Double glazed front aspect bay window, wall mounted electric fire if feature fireplace, double radiator, down lighting.



## Kitchen/Diner

4.10m x 4.00m (13'5" x 13'1")

Fitted wall and base units comprising of work surfaces with a single drainer sink unit, built in double electric ovens, centre island work station with electric hob and breakfast bar, integral dish washer, space for a washing machine, partly tiled walls, double glazed rear aspect windows with bespoke blinds, double glazed rear aspect door leading to the rear garden.



## Porch

Double glazed rear aspect window, door into cloakroom/w.c.

---

## Cloakroom/W.C.

Double glazed rear aspect window with a bespoke blind, low level w.c. vanity wash hand basin, under floor heating, door into the garage.



## First floor landing

Double glazed rear aspect window.



## Bedroom One

3.50m x 3.10m (11'5" x 10'2")

Double glazed front aspect bay window, double radiator, door into en suite.



## Bedroom Two

3.70m x 3.10m (12'1" x 10'2")

Double glazed rear aspect window, single radiator.



## Bedroom Three

Double glazed front aspect window, single radiator.



## Bathroom

White three piece suite comprising panelled bath with mixer taps over, vanity wash hand basin, low level w.c. tiled walls, shaver point, single radiator, extractor fan, double glazed side aspect window.



## Front garden

Block paved driveway with hedged boundaries, double wrought iron gates.

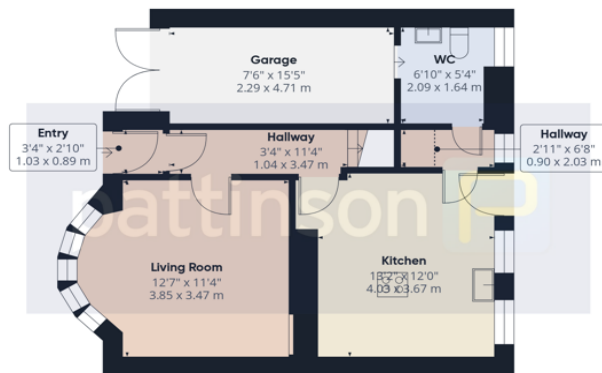
## Rear garden

Artificial grass with raised patio area, fenced boundaries, power points.

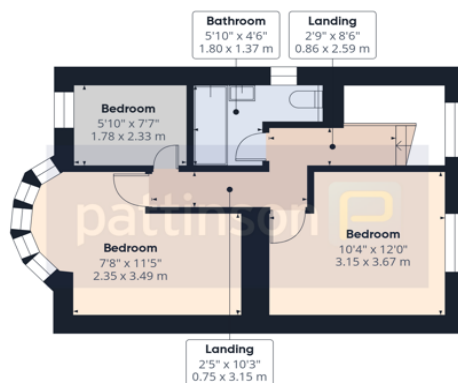
## Garage

4.80m x 2.10m (15'8" x 6'10")

Double timber doors, power points and lighting, cold water tap. door into cloakroom.



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

930 ft<sup>2</sup>  
86.4 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE 360

North View, Blackhill, Consett, Durham, DH8 0JN

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

