



2 bed end of terrace house to buy in DH8

Durham Road, Leadgate, Consett, Durham, DH8 7RL

£35,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Two bedroom stone built end
- ✓ Lounge and dining room
- ✓ Requires modernisation
- ✓ Part double glazed and gas central heating
- ✓ EPC Rating D

On Street parking

Chain free

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

Fantastic opportunity to purchase this spacious two bedroom stone built end terrace property. This property offers good size living accommodation with its two reception rooms and two double bedrooms. The property requires refurbishment but offers fantastic potential. Located close to local shops, schools, local amenities, with excellent bus and road links into Consett and Durham.

The floorplan comprises Entrance porch, hallway, lounge, dining room, kitchen and bathroom. To the first floor two double bedrooms. Further benefits include gas central heating, part double glazing, front town garden and rear yard. The property has no onward chain.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: End of terrace house

USPs: Requires work, Requires updating, Chain free

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Porch

Double glazed entrance door and front window, Further door into the hallway.

Entrance Hall

Single radiator.

Lounge

3.80m x 3.80m (12'5" x 12'5")

Double glazed front aspect bay window, double radiator.



Dining room

4.00m x 3.80m (13'1" x 12'5")

rear aspect window, stone effect fireplace with living flame effect gas fire, double radiator, built in cupboard.



Kitchen

3.40m x 1.80m (11'1" x 5'10")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, space for a washing machine, extractor fan, fitted cupboards, double glazed rear aspect window and rear door.



Bathroom

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. double radiator, extractor fan, rear aspect window.



First floor landing

Access to roof space.

Bedroom One

5.00m x 3.90m (16'4" x 12'9")

Double glazed rear aspect window, double radiator, built in cupboard with boiler.



Bedroom Two

3.80m x 3.80m (12'5" x 12'5")

Double glazed front aspect window, double radiator.



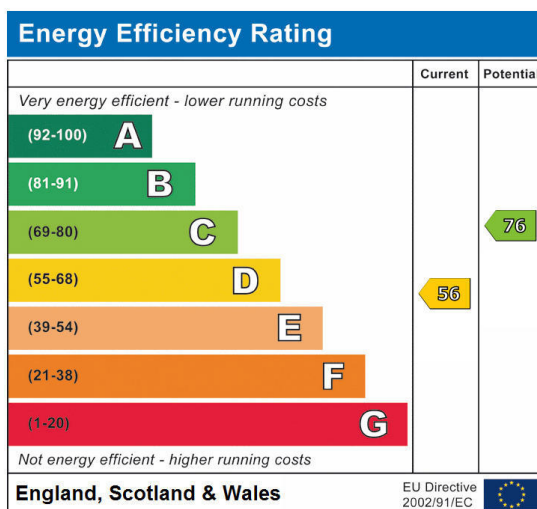
Front garden

Town garden

Rear yard

Mainly paved, brick built outbuilding, stone wall surround, rear aspect gate.





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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

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