



**34 Deneburn Terrace**

Consett  
County Durham  
DH8 8BB

Offers In Excess Of **£65,000**  
**Freehold**

Two Bedrooms  
End Terrace House  
Gas Central Heating & Double Glazing  
Currently Tenanted at £400 pcm  
Great For Investment  
Viewings Highly Recommended







Safe and Secure welcome to the market this Two Bedroom End Terraced House in the popular area of Deneburn Terrace, Consett. This spacious home benefits from gas central heating, double glazing and good sized gardens front and rear.

The property is currently tenanted so would be an ideal purchase for property landlords and investors. Viewing recommended.

### **ENTRANCE HALL**

Double glazed entrance door, window to side and built in cupboard.

### **CLOAKROOM/W.C.**

Double glazed window to rear, radiator and low level WC.

### **LOUNGE**

13' 3" x 13' 0" (4.06m x 3.98m) Double glazed French doors to front garden, wood effect fireplace with living flame effect gas fire and marble inset and hearth, built in storage cupboard, coving to ceiling and radiator.

### **KITCHEN**

16' 4" x 6' 3" (5m x 1.92m) Fitted wall and base units with contrasting work surfaces, single bowl sink with drainer unit, gas cooker point space for washing machine, double glazed window to the rear and radiator.

### **FIRST FLOOR LANDING**

Double glazed window to the side, access to roof space and radiator.

### **MASTER BEDROOM**

9' 0" x 12' 1" (2.75m x 3.69m) Double glazed window to the rear and radiator.

### **BEDROOM 2**

7' 9" x 13' 2" (2.38m x 4.03m) Double glazed window to front and radiator.

### **BATHROOM/W.C.**

White three piece suite comprising of

panelled bath, vanity unit wash basin, low level WC, double glazed window to front and radiator.

### **FRONT GARDEN**

Laid mainly to lawn with fenced boundaries.

### **REAR GARDEN**

Laid mainly to lawn with fenced boundaries.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Durham County Council

A

C



**Houghton le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.