



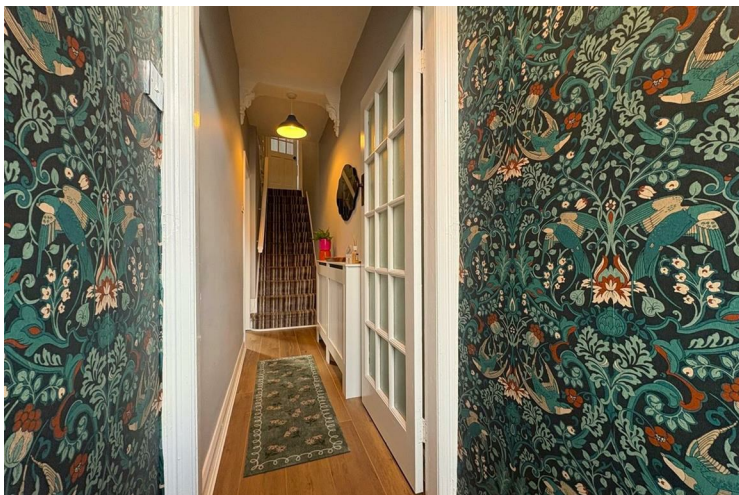
George Street, Blackhill

£140,000

Consett

ENERGY RATING: D-63

A well presented and deceptively spacious family home, extended to offer versatile living accommodation to suit modern life. The property comprises; entrance hall, lounge, dining room, kitchen, cloaks/WC and a fourth bedroom/sitting room complete the ground floor, then three first floor bedrooms and a large family bathroom. Offered with a low maintenance, block paved rear yard, full UPVC double double glazing and a recent Baxi combi boiler. Energy Rating: D-63. Council Tax Band: A (£1,700.78). NO ONWARD CHAIN !!!



- Well Presented, Deceptively Spacious Home • Extended Four Bedroom Terrace • Three First Floor Bedrooms & Family Bathroom

Entrance Hall

UPVC entrance door, staircase to first floor, laminate flooring and a radiator with wooden cover.

Lounge

3.51m x 4.10m (11'6" x 13'5")

Front aspect UPVC double glazed window, feature fireplace with wooden surround, marble hearth & inset electric fire, dado rail coving and a radiator.



Dining Room

3.64m x 4.15m (11'11" x 13'7")

Rear aspect UPVC double glazed window and a radiator.



Kitchen

3.00m x 2.72m (9'10" x 8'11")

Two side aspect UPVC double glazed windows, a range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink unit & mixer tap, gas cooker with stainless steel & glass, washing machine, fridge/freezer, understair storage cupboard and a side aspect UPVC door opening to the yard.

Cloaks/WC

Velux roof window, wash hand basin, low level WC and an extractor fan.

Bedroom Four/Sitting Room

3.20m x 2.57m (10'5" x 8'5")

Side aspect UPVC double glazed window, Velux roof window and a radiator.



First Floor Landing

Spindle staircase, storage cupboard, meter cupboard and access to loft via pull down ladder.

- Lounge, Dining Room & Bed 4/Sitting Room • Recent Baxi Combi Boiler • Enclosed Block Paved Yard to Rear • Energy Rating: D-63 • Council Tax Band: A (£1,700.78)



Bedroom One

3.59m x 3.25m (11'9" x 10'7")

Rear aspect UPVC double glazed window and a radiator.

Bedroom Two

3.62m x 2.89m (11'10" x 9'5")

Front aspect UPVC double glazed window and a radiator.

Bedroom Three

2.68m x 2.21m (8'9" x 7'3")

Front aspect UPVC double glazed window and a radiator.



Bathroom

2.83m x 2.74m (9'3" x 8'11")

Side aspect UPVC double glazed window, panel enclosed corner bath with electric shower over, pedestal wash basin, low level WC, tiled splashbacks, UPVC clad ceiling with spot lights, radiator and a recently fitted Baxi combi boiler.

Externally

There is an enclosed, block paved yard to the rear of the property with brick built storage shed and access to street behind.







Additional Information

Local Authority - Durham
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 1120.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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