



Hallgarth | The Grove | Consett | DH8 8BJ

Proudly presented by David Bailes we offer this three bedroom semi-detached house which is set within a tranquil cul-de-sac within a sought-after neighbourhood. Highlights include a garden room, private garden, garage and driveway. The accommodation comprises a porch, lounge, kitchen/diner and garden room. To the first floor there is a landing, three bedrooms (principle with en-suite) and a family bathroom. Gas central heating, uPVC double glazing, Council Tax band B, freehold and an EPC rating of D (62). Act now and secure a viewing, exclusively with David Bailes.

£189,995

- 3 Bedroom semi-detached house
- Gardens to front and rear
- Garden room
- Garage and driveway
- Bathroom and en-suite



Property Description

PORCH

3' 2" x 3' 0" (0.98m x 0.92m) Double glazed entrance door, wood flooring, coving and a door leading to the lounge.

LOUNGE

13' 9" x 10' 2" (4.20m x 3.10m) Wood flooring, uPVC double glazed window, single radiators, coving, TV aerial, telephone point and a door leading to the kitchen/diner.

KITCHEN/DINER

10' 9" x 18' 11" (3.30m x 5.78m) The kitchen is fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, inset gas hob with extractor canopy over. Stainless steel sink with mixer tap, space for fridge or freezer, plumbed for a washing machine, breakfast bar, concealed gas central heating boiler, wood flooring, uPVC double glazed window, double glazed side exit door, wood flooring extending into the dining area, stairs to the first floor, double radiator and a large

opening to the garden room.

GARDEN ROOM

10' 8" x 8' 1" (3.26m x 2.48m) Former conservatory fitted with an insulated roof with uPVC double glazed windows and exit door, inset LED spotlights and wood flooring.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank, loft access hatch and doors leading to the bedrooms and bathroom.

PRINCIPLE BEDROOM

12' 6" x 10' 2" (3.82m x 3.12m) Fitted wardrobes and over-bed storage, uPVC double glazed window, single radiator and a door leading to the en-suite.

EN-SUITE

3' 3" x 7' 7" (1.00m x 2.32m) Glazed cubicle with sliding door and thermostatic shower, wash basin with base storage, WC, fully tiled walls and floor. Single radiator, ceiling extractor fan and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

7' 7" x 10' 1" (2.33m x 3.09m) Laminate flooring, recess with hanging rail, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 0" x 8' 7" (2.44m x 2.62m) uPVC double glazed window and a single radiator.

BATHROOM

7' 7" x 6' 5" (2.33m x 1.98m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, part tiled walls, single radiator, wall extractor fan and a uPVC double glazed window.

EXTERNAL

GARAGE

14' 5" x 8' 0" (4.40m x 2.46m) Integral garage with up and over door, power points and lighting.

TO THE FRONT

Driveway providing off-street parking, open lawn and side gate leading to the rear.

THE REAR

Paved patio, cold water supply tap, lawn, mature shrubs, enclosed by timber fence.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band B.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

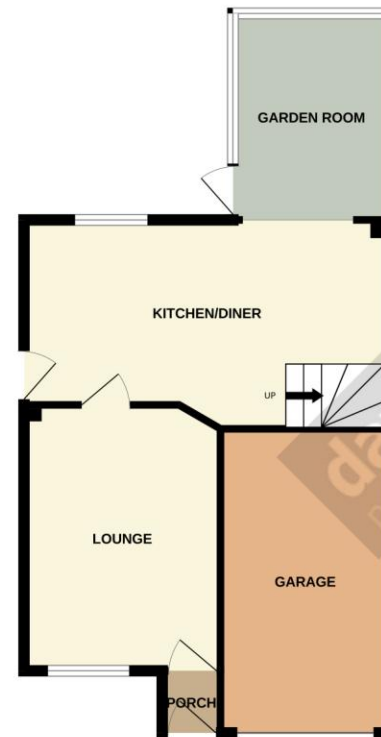
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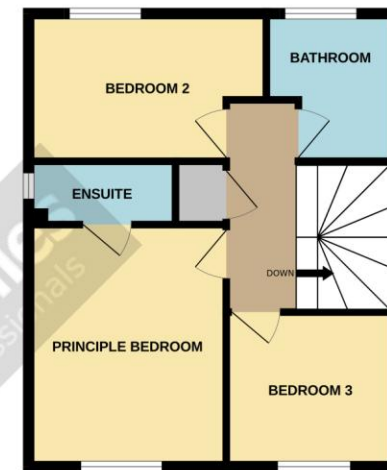
info@davidbailes.co.uk

01207231111

GROUND FLOOR
52.7 sq.m. (567 sq.ft.) approx.



1ST FLOOR
41.3 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA: 93.9 sq.m. (1011 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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