



Benfieldside Road | Blackhill | Consett | DH8 0SE

This charming two-bedroom stone-built detached house is full of character and enjoys a tucked-away position with delightful views over the surrounding countryside. Offered with no onward chain, the property also benefits from a cosy log-burning stove. The accommodation comprises an entrance hallway, store room, ground floor WC, kitchen, and a welcoming lounge. To the first floor, there are two bedrooms and a bathroom accessed via the landing. Externally, there is off-street parking and a low-maintenance courtyard garden. Additional features include gas combi central heating, uPVC double glazing, an EPC rating of D (57), Council Tax band B, and freehold tenure. Virtual tours are available on our website.

£150,000

- Two-bedroom stone-built detached house full of character
- Tucked-away location with lovely countryside views
- No onward chain, ideal for a quicker purchase
- Cosy lounge with feature log-burning stove
- Off-street parking



Property Description

HALLWAY

4' 0" x 4' 0" (1.22m x 1.22m) Entrance door with glazed windows over, tiled floor, dado rail and doors leading to the WC, store room and the inner hallway.

STORE ROOM

5' 10" x 3' 11" (1.80m x 1.20m) uPVC double glazed window, twin socket.

WC

4' 8" x 4' 2" (1.44m x 1.28m) WC, wash basin with base storage and tiled splash-back, tiled floor, chrome towel radiator and a uPVC double glazed frosted window with plantation shutters.

INNER LOBBY

3' 2" x 2' 10" (0.98m x 0.87m) Tiled floor and doors to the breakfasting kitchen and lounge.

KITCHEN

8' 10" x 14' 7" (maximum) (2.70m x 4.46m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over, plumbed in washing machine and dishwasher, stainless steel sink with vegetable drainer and mixer tap, wall mounted gas combi central heating boiler, breakfast bar, tiled floor, uPVC double glazed windows with plantation shutters, double radiator and a feature ornamental cast iron fireplace.

LOUNGE

13' 11" x 14' 7" (4.25m x 4.46m) Large inglenook fireplace with HETAS certified log burning stove, uPVC double glazed window offering views towards the countryside, double radiator, telephone point, TV cables and stairs leading to the first floor.

FIRST FLOOR

LANDING

Loft access hatch, Positive Input Ventilation (PIV) system installed plus doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 9" x 11' 3" (3.90m x 3.44m) Storage cupboard with lockable safe, uPVC double glazed window offering elevated panoramic views towards the countryside. Laminate flooring and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 2" x 8' 7" (maximum) (3.11m x 2.64m) uPVC double glazed window, laminate flooring and a single radiator.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.70m) A white suite featuring a panelled bath with shower fitment, curtain and rail. Pedestal wash basin, mirrored wall cabinet over, WC, PVC splash-backs,

uPVC double glazed frosted window, double radiator and an extractor fan.

EXTERNAL

A low maintenance patio garden extending round to the front with timber shed and views towards the countryside.

PARKING

Off-street parking available at the rear of the property.

HEATING

Gas fired central heating via combination boiler and radiators.
Additional log burning stove in the lounge.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (57). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

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

COUNCIL TAX

The property is in Council Tax band B.

MINING

The property is located within a former mining area.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND AVAILABILITY

According to Ofcom the following estimated broadband speeds are available.

Standard	6 mbps
Superfast	100 mbps
Ultrafast	1000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

EE 88%, Vodafone 75%, Three 70%, O2 74%





VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available to see on our website. To arrange a viewing please contact the office.

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

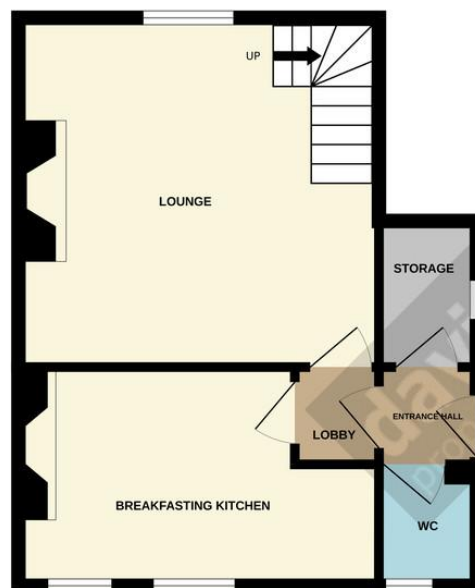
DH9 8AF

www.davidbailes.co.uk

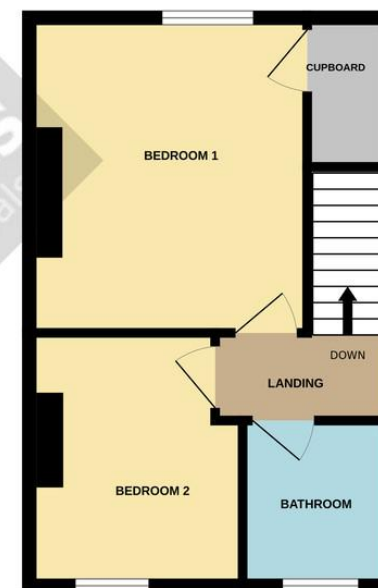
info@davidbailes.co.uk

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GROUND FLOOR
35.1 sq.m. (377 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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