



West View | Blackhill | Consett | DH8 0AJ

Occupying an elevated position with far-reaching views towards Waskerley and the Derwent Valley, this stunning four-bedroom Victorian terraced home is rich in character and original features. Formerly a manse, the property combines generous proportions with period charm throughout. The accommodation opens into an impressive vestibule and hallway showcasing period panelling and detailing, leading to a principal reception room with a log-burning stove, a separate dining room, and a well-appointed kitchen. Additional ground floor benefits include a rear lobby and WC. To the first floor are four well-sized bedrooms, a family bathroom and a separate WC. Externally, the property enjoys an enclosed garden to the front, a private rear yard, and the rare advantage of an attached garage. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure and Council Tax Band B.

£225,000

- Impressive four-bedroom Victorian terraced home
- Elevated position with views towards Waskerley & Derwent Valley
- Former manse packed with original features
- Enclosed front garden & private rear yard
- Attached garage



Property Description

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truly special period home offering space, character and exceptional views.

LOBBY

5' 5" x 5' 5" (1.66m x 1.66m) uPVC entrance door with matching window over, panelled walls, cornicing and glazed door to hallway.

HALLWAY

Stairs to the first floor with turned newel post and spindles, storage cupboard beneath. Dado rail, archway with sculpted corbels, moulded cornicing, double radiator and doors leading to the reception rooms and kitchen.

LOUNGE

15' 9" x 13' 10" (4.81m x 4.22m) Feature fire surround with log burning stove, tiled inlay and hearth. Large bay with uPVC double glazed windows, two double radiators, moulded cornicing, centre light rose, frosted windows to the dining room, TV cables.

DINING ROOM

13' 4" x 13' 6" (4.07m x 4.12m) Double radiator, uPVC double glazed window onto the rear hall.

KITCHEN

11' 9" x 10' 0" (maximum) (3.60m x 3.07m) Fitted with a range of wall and base units with concealed lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Raised enamel sink with period mixer tap and vegetable drainer, space for a tall fridge/freezer and plumbed for a washing machine. uPVC double glazed window, double radiator and a glazed door to the rear hall.

REAR HALL

4' 3" x 5' 3" (1.30m x 1.61m) Vaulted ceiling with uPVC double glazed window, matching door and a door to the WC.

WC

5' 1" x 2' 9" (1.57m x 0.84m) WC, corner wash basin, tiled

splash-back, uPVC double glazed frosted window and a double radiator.

FIRST FLOOR

HALF LANDING

Steps to main landing and additional steps lead to the WC, bathroom and bedroom 3.

WC

2' 9" x 8' 7" (0.86m x 2.62m) WC and a uPVC double glazed frosted window.

BATHROOM

8' 6" x 5' 8" (2.60m x 1.75m) A white suite with contrasting black fittings finished with PVC panelled splash-backs and feature wallpaper. Panelled bath with period shower fitment plus an electric shower over and glazed screen. Wash basin with base storage, double radiator and a uPVC double glazed frosted window.

BEDROOM 3 (TO THE REAR)

17' 6" x 8' 5" (5.34m x 2.57m) uPVC double glazed window, double and single radiator.

MAIN LANDING

Sky-light, storage cupboard, loft hatch and doors to bedrooms one, two and four.

BEDROOM 1 (TO THE REAR)

13' 3" x 13' 3" (maximum) (4.05m x 4.06m) Feature ornamental cast iron fireplace with decorative tiled inserts, uPVC double glazed window, laminate flooring, storage cupboard housing the gas combi central heating boiler, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

13' 1" x 12' 0" (4.01m x 3.68m) uPVC double glazed window with views towards the countryside, double radiator and coving.

BEDROOM 4 (TO THE FRONT)

13' 5" x 7' 7" (4.10m x 2.32m) uPVC double glazed window with views towards the countryside, double radiator and telephone point.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by timber fence.

TO THE REAR

Self-contained yard. Side door to the attached garage and door to the rear lane.

GARAGE

17' 5" x 8' 7" (5.31m x 2.62m) Attached garage with up and over door, power points, lighting and windows.

HEATING

Gas fired central heating via combination boiler and radiators.





GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). 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.

UTILITIES

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

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	13 mbps
Superfast	87 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 webpage 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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (78%), Vodafone (75%), EE (69%), Three (65%).

VIEWINGS

Strictly by appointment through agent.

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.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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County Durham

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GROUND FLOOR
79.7 sq.m. (858 sq.ft.) approx.

1ST FLOOR
70.8 sq.m. (762 sq.ft.) approx.



david bailes
property professionals

TOTAL FLOOR AREA 150.5 sq.m. (1620 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floorplans are for general guidance purposes only and should not be relied upon by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

