



Priestman Avenue, Consett

Three-bedroom semi-detached house for sale in need of some updating. Ideal starter home or investment opportunity.

The accommodation comprises: Entrance door to Hall, lounge, through dining room, kitchen, three bedrooms, bathroom, rear enclosed garden, and off-road parking bay. The property is close to amenities and good transport links.

Offers Over £85,000

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ENTRANCE

Entrance Hall



LOUNGE

11' 7" x 15' 2" (3.53m x 4.62m)

Double glazed window, central heating radiator, laminate wood flooring.



DINING ROOM

11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed door to rear garden, central heating radiator, storage cupboard.



KITCHEN

7' 0" x 10' 3" (2.13m x 3.12m)

Double glazed window, fitted kitchen units with work surfaces, electric oven, and gas hob with extractor fan, sink unit with mixer tap, plumbing for washing machine.



BEDROOM ONE

12' 10" x 14' 8" (3.91m x 4.47m)

Double glazed window, laminate wood flooring, storage cupboard to wall, central heating radiator.



EXTRA BEDROOM ONE PHOTO



BEDROOM TWO

7' 9" x 9' 11" (2.36m x 3.02m)

Double glazed window, central heating radiator, TV point, laminate wood flooring.



BEDROOM THREE

6' 5" x 7' 1" (1.96m x 2.16m)

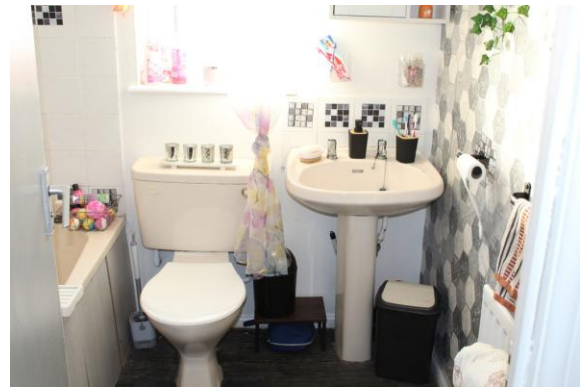
Double glazed window, central heating radiator, laminate wood flooring, TV point.



BATHROOM

EXTERNALLY

Rear enclosed west facing garden with decked patio area. To the front there is a parking bay for car with off road parking.



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		