



Pemberton Road, Consett

Suzanne Graham estate agents would like to offer this well - presented family home comprising Entrance door to Hall, lounge, open plan kitchen dining area, conservatory, 4 bedrooms two bathrooms and front and rear gardens, single garage, and driveway parking. The property is close to all amenities with good schools and transport links to Newcastle, Durham, and a short distance to the open countryside with beautiful views over the Derwent valley.

£260,000

ENTRANCE DOOR

HALL

Stairs to first floor, central heating radiator, loft access with velux window.



LOUNGE

13' 3" x 13' 8" (4.04m x 4.17m)

Double glazed bay window, inglenook fireplace with electric stove, central heating radiator, fittings for wall lights.



LOUNGE ADDITIONAL PHOTO



BREAKFASTING KITCHEN

24' 3" x 11' 6" (7.39m x 3.51m)

Double glazed window, fitted kitchen units with integrated appliances, dishwasher, double electric oven, 5 ring gas hob with extractor canopy. Breakfast bar central heating radiator, sink unit with mixer tap, spotlights to ceiling.



CONSERVATORY

10' 8" x 12' 8" (3.25m x 3.86m)

Double glazed windows and French doors to enclosed rear southwest facing mature garden.



BEDROOM ONE

13' 5" x 9' 4" (4.09m x 2.84m)

Double glazed window, fitted wardrobes to wall, central heating radiator.



BEDROOM ONE ADDITIONAL PHOTO



BEDROOM TWO

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window, fitted Wardrobes to wall, laminate wood flooring, TV point.



BEDROOM THREE

7' 6" x 13' 8" (2.29m x 4.17m)

Double glazed window, central heating radiator.



BEDROOM FOUR/ PLAYROOM

6' 9" x 7' 5" (2.06m x 2.26m)

Double glazed window, central heating radiator.



FAMILY BATHROOM

Double glazed window, white suite, with bath, WC, wash basin, ceramic wall tiles, heated towel rail.



SHOWER ROOM

Double glazed window, shower cubicle with mains shower, vanity sink unit, ceramic wall tiles, towel rail.



GARAGE

Single garage up and over door, plumbing for automatic washing machine.

EXTERNALLY

Front and rear gardens with mature plants and shrubs with gravel area and fruit tree. Driveway parking for car.



EXTERNALLY ADDITIONAL PHOTO



EXTERNALLY ADDITIONAL PHOTO



EXTERNALLY ADDITIONAL PHOTO



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.

%epcGraph_c_1_167%