

STUART EDWARDS



Derwent Dale

Shotley Bridge, Consett DH8 0HZ

- SEMI-DETACHED TERRACED HOUSE
 - LOUNGE & CONSERVATORY
 - FAMILY BATHROOM
- CONVENIENTLY LOCATED NEAR LOCAL AMENITIES
- LARGE BLOCK PAVED PARKING AREA
- 3 BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LOW MAINTENANCE REAR GARDEN WITH PATIO AREA
 - IDEAL FOR FIRST-TIME BUYERS & FAMILIES
- EXCELLENT TRANSPORT LINKS TO CONSETT TOWN CENTRE

Asking Price £169,950





FULL DESCRIPTION

Well-presented semi-detached home located in the popular residential area of Consett. Accessed via a welcoming entrance, the internal living accommodation comprises: a spacious living room, a modern kitchen/diner, conservatory, three generously sized bedrooms, and a family bathroom. The property also features a convenient downstairs cloakroom/WC, offering flexibility and practicality for busy households.

Externally, the property boasts a low-maintenance rear garden, ideal for relaxing or entertaining. A paved patio area provides an excellent outdoor space, with secure boundaries ensuring privacy. Additionally there is a large block paved private parking area suitable for multiple vehicles.

The location of this home adds to its appeal, situated within easy reach of local amenities, including shops, schools, and excellent transport links. Consett town center is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities.

This home is perfect for first-time buyers, families, or anyone seeking a peaceful and convenient location. The property offers great potential for personalization and is a fantastic opportunity in a sought-after area.

Consett is well-served by public transport, with good road links for easy commuting throughout the region. Durham City is approximately 12 miles away, providing further amenities and access to regional services.

An excellent property that must be viewed to fully appreciate the living space and fantastic location on offer.

LOUNGE

The lounge is a generously proportioned and inviting space, perfect for both relaxing and entertaining. With large windows that flood the room with natural light, the space feels bright and airy, creating a warm and welcoming atmosphere. The neutral decor provides a blank canvas, allowing for easy personalization to suit any style. The room offers ample space for comfortable seating, making it an ideal spot for family gatherings or quiet evenings. The layout of the lounge is both practical and spacious, providing flexibility for various furniture arrangements. It's the perfect place to unwind after a long day or enjoy quality time with loved on

KITCHEN/DINER

The kitchen/diner is a bright and spacious area, designed to be the heart of the home. The modern kitchen is fitted with a range of integrated appliances, including an oven, hob, and fridge, providing everything needed for convenient everyday living. With plenty of counter space and storage cupboards, it offers a practical layout for cooking and meal preparation. The dining area seamlessly flows from the kitchen, creating an ideal space for family meals or entertaining guests. Large windows fill the room with natural light, providing a pleasant and airy atmosphere. This open-plan space offers flexibility and functionality, making it perfect for modern living

CONSERVATORY

Enjoy year-round comfort in this bright and inviting conservatory, featuring wraparound windows that flood the space with natural light. The room offers a perfect blend of relaxation and style, with warm wood-effect flooring, privacy blinds, and a ceiling fan for all-season use.

Ideal as a second living area, garden room, or family retreat, this versatile space provides lovely views of the garden and a smooth connection between indoor and outdoor living.

BEDROOM 1

A bright and modern bedroom offering comfort, style, and practicality. The large picture window fills the room with natural light and frames a beautiful view of the surrounding greenery, creating a calm and inviting atmosphere.

This well-presented space features neutral decor, soft carpeting, and built-in sliding wardrobes with stylish wood and matte black panels providing ample storage while maintaining a clean, contemporary look.

BEDROOM 2

This bright and spacious bedroom offers a calm and comfortable retreat, featuring a large window with pleasant views that fills the room with natural light. The neutral decor and soft carpeting create a warm and inviting atmosphere, perfect for relaxation.

With plenty of space for furnishings and personal touches, this room provides both comfort and versatility.



BATHROOM

This well-presented bathroom offers a stylish and practical space designed for comfort and relaxation. Featuring a spacious corner bath with overhead shower, the room combines functionality with a touch of elegance.

The modern patterned flooring and neutral decor create a bright and inviting atmosphere, complemented by a large window that allows plenty of natural light. With ample room for storage and everyday essentials, this bathroom provides everything needed for a refreshing start or relaxing end to the day.

BEDROOM 3

This bright and versatile bedroom offers a peaceful setting with plenty of natural light streaming through a large window overlooking the surrounding neighbourhood. The neutral decor and soft carpeting provide a comfortable base that's easy to personalise.

Ideal as a guest room, home office, or cosy single bedroom, this space combines simplicity and comfort with modern practicality.

REAR GARDEN

Enjoy outdoor living in this lovely rear garden, offering a perfect mix of paved and lawned areas ideal for relaxing, entertaining, or family activities. The space benefits from a raised patio, neatly maintained lawn, and mature planting, creating a peaceful and private setting.

With open views of the surrounding countryside and neighbouring stone cottages, this garden provides a charming backdrop for summer days and evening gatherings alike.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1000-8761-0022-6407-3843>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations



only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

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FREE VALUATION.

A family run business is made up of friendly, professional people who have extensive experience in the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

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NKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

ROAD PARKING

A block paved private parking area suitable for large vehicles or boat.



Council Tax Band: A
EPC Rating: C

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