



WALTON TERRACE



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1A Walton Terrace, Castleside, Consett, DH8 9QJ

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# 1A Walton Terrace, Castleside, Consett, DH8 9QJ

## Offers In The Region Of £100,000

Presented for sale is a charming two-bedroom terraced house, brimming with potential. Although in need of renovation, this property offers an excellent opportunity for couples seeking to craft their perfect home.

The house comprises of a single, spacious reception room with high ceilings that give the space an airy and open feel. Natural light is abundant throughout, helping to create a welcoming environment. The open-plan kitchen, which requires updating, is bathed in natural light and includes a dining space. The potential for further development in this area is immense, providing the perfect canvas to create a delightful cooking and entertaining space.

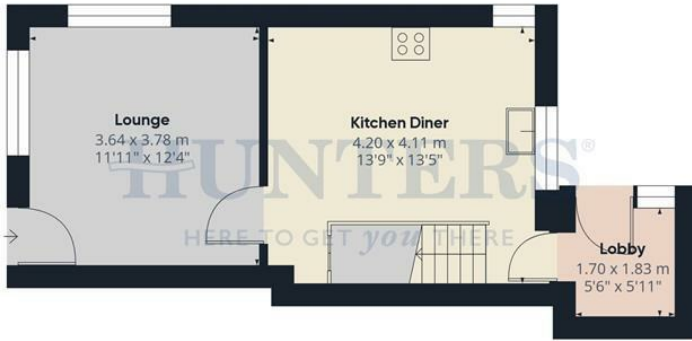
The property boasts two well-proportioned bedrooms. The first bedroom is a spacious double room with plenty of natural light, while the second is a single room, also benefiting from natural light. The bathroom also requires updating, providing another opportunity for personalisation.

Unique features of this property include an open-plan living area and a garage, adding further convenience and potential for the new homeowners.

The property has an EPC rating of D and falls under council tax band A.

Located in a peaceful area, this home offers excellent public transport links and is within proximity to local schools. For those who enjoy the outdoors, the property is in close vicinity to various walking routes.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
85.91 m<sup>2</sup>  
924.73 ft<sup>2</sup>

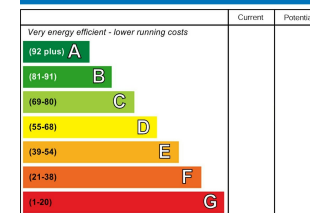
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

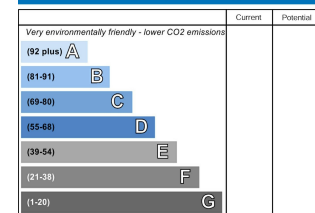
GIRAFFE360

**Energy Efficiency Rating**



EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**




EU Directive 2002/91/EC

England & Wales

England & Wales

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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