



## The Green | Consett | Co. Durham | DH8 5BG

Available with no upper chain, this well-presented two bedroom terraced house is situated on a popular modern estate and represents an ideal purchase for first-time buyers, downsizers or investors alike. The accommodation briefly comprises an entrance hall way with cloakroom/WC, a modern fitted kitchen with integrated cooking appliances, and a spacious lounge/diner featuring French doors opening onto the rear garden. To the first floor are two generously sized double bedrooms and a contemporary bathroom fitted with a white suite. Externally, the property enjoys a low-maintenance rear garden along with an allocated parking space to the rear. Well placed for local amenities, transport links and nearby countryside walks, this attractive home offers comfortable modern living in a convenient and well-regarded location. EPC Rating C (73), Council Tax Band A, Freehold. Virtual tours available.

£115,000

- Two bedroom mid-terrace house
- Popular modern residential estate
- No upper chain
- Close to Consett town centre
- Fitted kitchen with integrated cooker



## Property Description

### ENTRANCE HALLWAY

uPVC double glazed door, single radiator, tiled flooring, hard-wired smoke alarm, open archway to the kitchen, staircase to the first floor and doors to the WC and lounge/diner.

### WC

5' 1" x 2' 11" (1.57m x 0.89m) WC, pedestal wash basin with tiled splash backs, tiled flooring, single radiator, extractor fan and a uPVC double glazed frosted window.

### KITCHEN

9' 1" x 5' 4" (2.79m x 1.63m) Fitted with a range of wall and base units with contrasting laminate work surfaces and tiled splash backs. Integrated fan assisted oven/grill, four ring gas cooking hob with concealed extractor unit over, inset sink and drainer with mixer tap, plumbed for washing machine, space for tall fridge/freezer, tiled flooring, concealed gas combi central heating boiler and a uPVC double glazed window.

### LOUNGE/DINER

14' 9" x 12' 0" (4.50m x 3.66m) An L-shaped room with uPVC double glazed French doors to the rear garden, feature electric fireplace, two single radiators, under-stair storage cupboard, TV aerial cables and telephone point.

### FIRST FLOOR

#### LANDING

Loft access hatch, single radiator, hard-wired smoke alarm and doors to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

9' 2" x 12' 0" (2.81m x 3.66m) uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE FRONT)

8' 4" x 12' 0" (2.56m x 3.66m) L-shaped room with uPVC double glazed window, single radiator and an over-stair storage cupboard.

### BATHROOM

7' 4" x 5' 4" (2.24m x 1.65m) A white suite featuring a bath with thermostatic shower over and glazed screen, PVC panelled walls, pedestal wash basin, WC, LVT flooring, extractor fan and a single radiator.

### EXTERNAL

#### TO THE FRONT

Paved footpath and a small gravelled area.

#### TO THE REAR

Low maintenance paved garden with gravelled area, enclosed by fencing with access gate.

#### PARKING

Allocated parking bay to the rear plus there are public visitor parking spaces.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (73). 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 A.

## UTILITIES

The property is connected with a mains gas, water and

electricity supply and is connected to the mains drainage.

## BROADBAND AVAILABILITY

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	17 mbps
Superfast	80 mbps
Ultrafast	330 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%), Vodaphone (75%), EE (69%), Three (65%).

## MINING

The property is located within a former mining area.

## MAINTENANCE CHARGE

There is a service charge contribution towards maintaining the communal areas of the estate which is currently £16.12 pcm. This charge is reviewed on an annual basis.

## VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and





Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.

#### 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.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

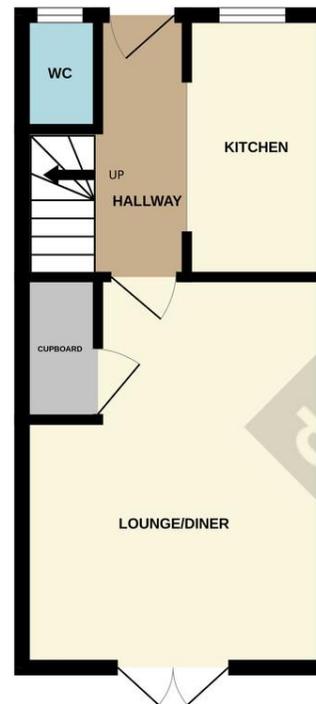
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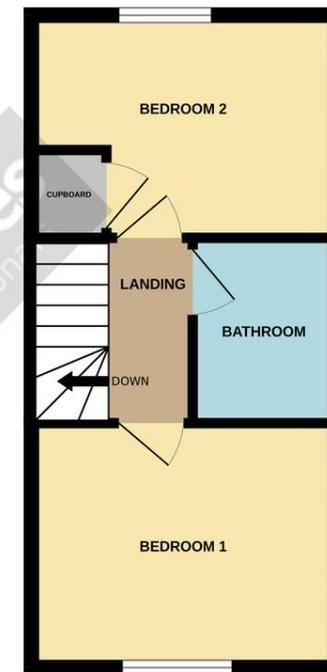
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GROUND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



1ST FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA: 52.8 sq.m. (568 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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 and 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

