



21, Consett Road, Thatto Heath, WA9 5LA

Offers Over £200,000

*David
Davies*  *Collection*



21, Consett Road, Thatto Heath, WA9 5LA

- Tenure: Freehold
- Council Tax Band: C
- EPC: D
- Bay-Fronted Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- Large Rear Garden
- Driveway Parking
- Close Access to Transport Links And Amenities

We are delighted to present this spacious three-bedroom semi-detached family home, ideally positioned within a highly desirable cul-de-sac location, perfect for families seeking both comfort and convenience.

The property is superbly located for commuters, with excellent access to rail and motorway networks, while also benefiting from being within the catchment area for a number of well-regarded local schools.

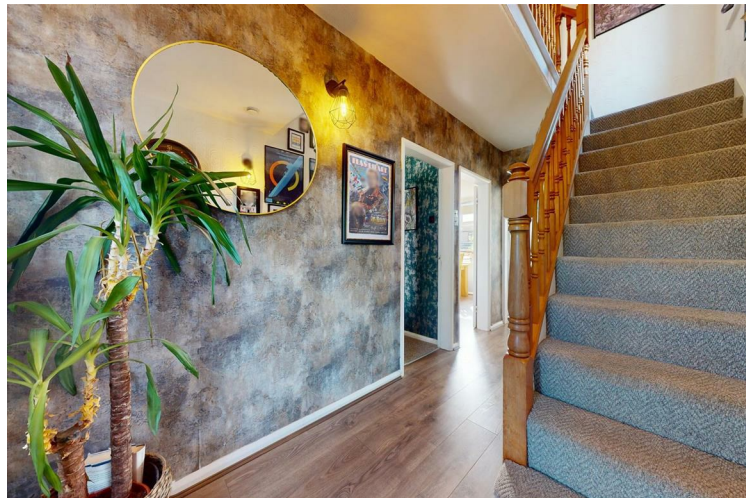
Internally, the accommodation briefly comprises an entrance porch leading into a welcoming hallway, a front lounge featuring a bay window which allows for plenty of natural light, a separate dining room, and a fitted kitchen to the rear.

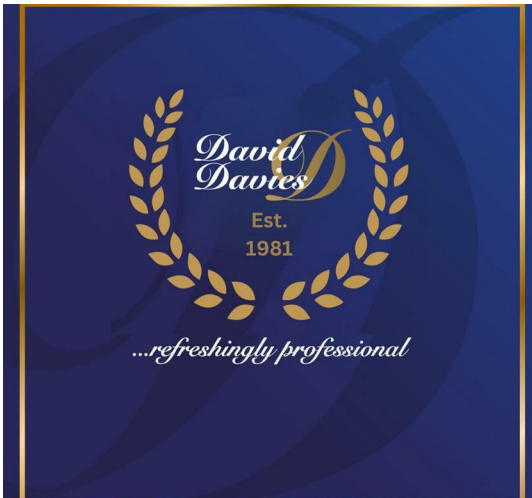
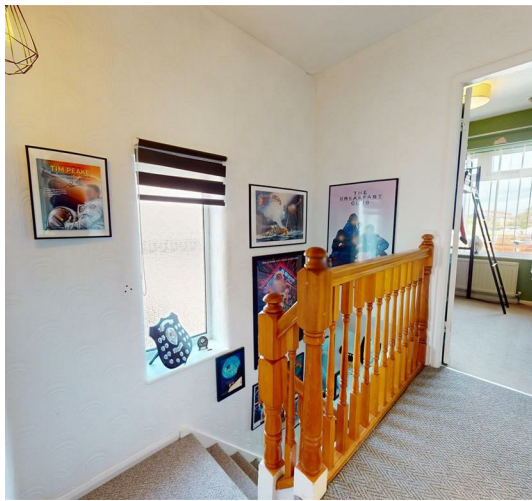
To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom, offering ample space for growing families.

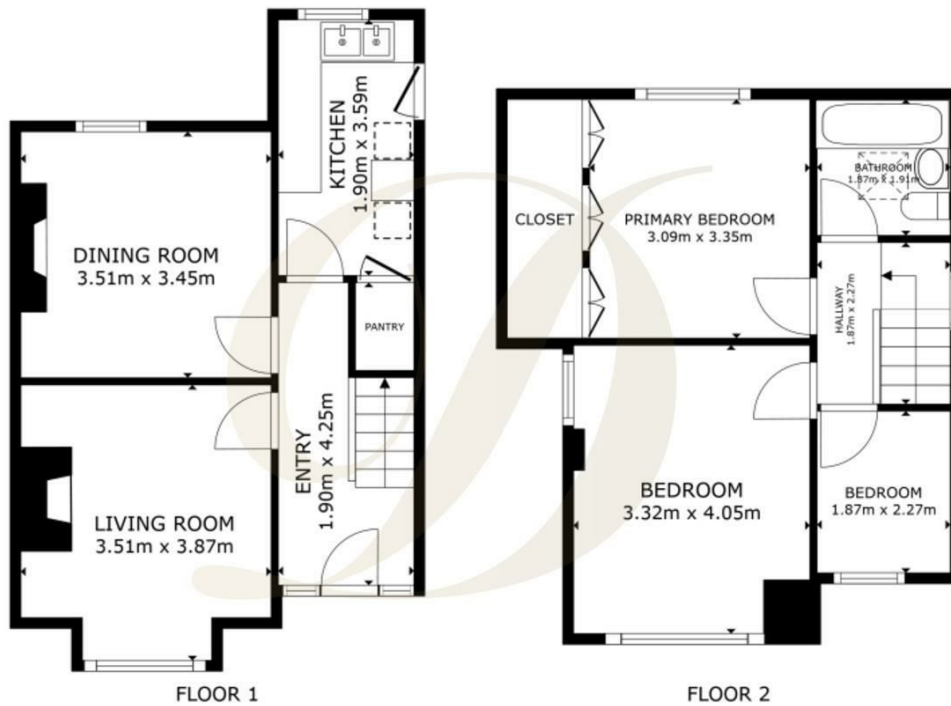
Externally, the property benefits from a generous rear garden, which has been well maintained and provides an excellent space for outdoor enjoyment. The garden also includes a shed with power supply, ideal for use as a utility space, workshop, or additional storage. To the front, a spacious driveway provides off-road parking.

This property combines space, a sought-after location, and excellent potential, making it a fantastic opportunity for a range of buyers. Early viewing is highly recommended.

EPC: D







GROSS INTERNAL AREA
 FLOOR 1 40.8 m² FLOOR 2 41.1 m²
 TOTAL : 81.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick David

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		68		(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	