



## 2 bed terraced house to buy in

Thomas Street, Blackhill, Consett,  
Durham, DH8 0AB

**£115,000**

🛏 x2 🪑 x1 🚿 x1

Tenure

**Freehold**

On Street parking

Chain free

## Property features

- ✓ Two bedroom stone built mid terrace property
- ✓ Lounge/dining room
- ✓ Gas Central Heating & Double
- ✓ Enclosed rear yard
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Fantastic opportunity to purchase this spacious two bedroom stone built mid terrace. This property offers good size living accommodation with its 23ft lounge/dining room and two double bedrooms. This property would be ideal for a first time buyer or investor looking to add to their portfolio. Located close to local shops, schools and excellent bus and road links into Consett and Newcastle.

The floorplan comprises Entrance hall, lounge/dining room and kitchen. To the first floor two double bedrooms and bathroom. Further benefits include gas central heating, double glazing and enclosed rear yard.

There is no onward chain.

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door and Double glazed front aspect window, stairs to the first floor, door into the lounge.

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## Lounge/dining room

7.20m x 4.80m (23'7" x 15'8")

Double glazed front aspect window, electric fire, two double radiators, built in cupboard with power and lighting, laminate flooring.



## Kitchen

3.00m x 2.10m (9'10" x 6'10")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extracto9r hood over, partly tiled walls, vertical feature radiator, down lighting, double glazed rear aspect window and door.



## First floor landing

Access to roof space

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## Bedroom One

4.40m x 3.80m (14'5" x 12'5")

Double glazed rear aspect window, double radiator, built in cupboard with combination boiler.



## Bedroom Two

3.50m x 2.60m (11'5" x 8'6")

Double glazed rear aspect window, single radiator.



## Bathroom

White four piece suite comprising panelled bath, step in shower cubicle, pedestal wash hand basin, low level w.c. heated towel rail, down lighting, extractor fan, double glazed rear aspect window.



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## Rear yard

Mainly paved, gate access, stone wall and fence surround.





**Approximate total area<sup>(1)</sup>**  
818 ft<sup>2</sup>  
76.1 m<sup>2</sup>

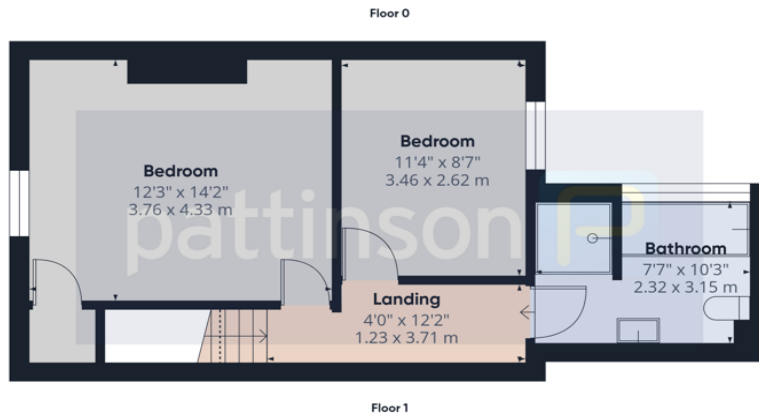
**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Thomas Street, Blackhill, Consett, Durham, DH8 0AB

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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