



## 2 bed terraced house to buy in

Arkless Grove, The Grove, Consett,  
Durham, DH8 8AB

# £115,000

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- ✓ Two bedroom modern mid link property
- ✓ Cloakroom/W.C and bathroom
- ✓ Gas Central Heating & Double
- ✓ Front driveway and rear garden.
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Great opportunity to purchase this spacious two bedroom modern mid link property located in Consett. This property offers good size living accommodation with its spacious lounge, cloakroom/w.c and bathroom. two double bedrooms and good size rear garden. Located close to local shops, schools and excellent bus and road links into nearby Consett and Durham.

The floorplan comprises Entrance hall, cloakroom/w.c. kitchen and lounge. To the first floor two double bedrooms and bathroom. Further benefits include gas central heating, double glazing, front and rear gardens with driveway.

No onward chain.

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Year built: 1990

Construction materials: Brick and block

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door and front aspect window, built in cupboard,

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## Cloakroom/W.C.

Double glazed front aspect window, low level w.c. pedestal wash hand basin, single radiator.



## Kitchen

*3.00m x 2.40m (9'10" x 7'10")*

Fitted wall and base units with work tops and a single drainer sink unit, built in electric cooker, gas hob with extractor hood over, space for a washing machine, combination boiler, extractor fan, double glazed front aspect window.



## Lounge

*4.50m x 3.90m (14'9" x 12'9")*

Double glazed rear aspect French doors leading to the rear garden, double and single radiators, laminate flooring, stairs to the first floor.



## First floor landing

Access to roof space

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## Bedroom One

*3.90m x 2.40m (12'9" x 7'10")*

Double glazed front aspect window, single radiator.



## Bedroom Two

3.90m x 2.40m (12'9" x 7'10")

Double glazed rear aspect window with views over the rear woods, single radiator, built in cupboard.



## Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, single radiator, extractor fan.



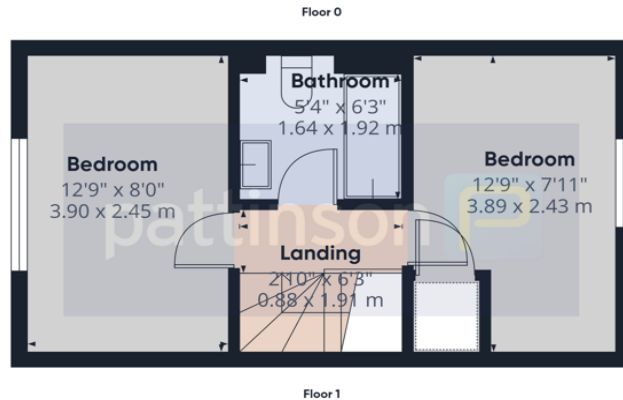
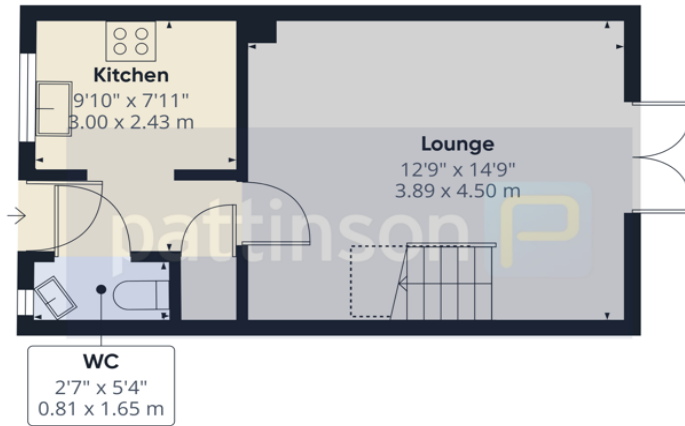
## Front garden

Paved and gravelled areas with block paved driveway.

## Rear garden

Paved area, artificial grass, fenced boundaries with gate access, views over the rear woods.





**Approximate total area<sup>(1)</sup>**  
543 ft<sup>2</sup>  
50.4 m<sup>2</sup>

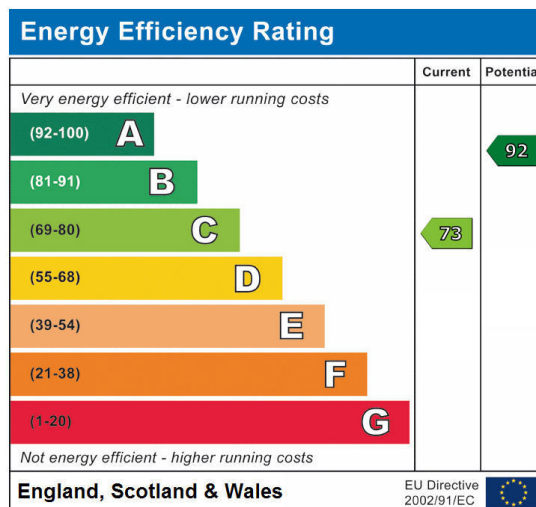
**Reduced headroom**  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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.

GIRAFFE360



Arkless Grove, The Grove, Consett, Durham, DH8 8AB

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

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