



### 3 bed town house to buy in DH8

The Chequers, Templetown, Consett,  
Durham, DH8 7EQ

# £110,000

 x 3  x 3  x 1

Tenure

**Leasehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Three bedroom mid terrace modern town house
- ✓ Investment opportunity with tenant in place paying £825 per
- ✓ Cloakroom/W.C. bathroom and en suite shower room
- ✓ Gas Central Heating & Double
- ✓ 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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Great investment opportunity to purchase this three bedroom mid link town house located in Templetown, Consett. The property has just been decorated throughout with new carpets. There is good size lining accommodation and is spread over three floors with two bathrooms, gardens and garage. Located within walking distance of Consett town centre with its shops, bars, restaurants, schools and bus station. The floorplan comprises Entrance hall, door into garage. To the first floor, bathroom, lounge and kitchen/breakfast room. To the second floor master bedroom with en suite shower room and two further bedrooms. Further benefits include gas central heating, double glazing, front and rear gardens with integral garage.

Council Tax Band: A

Tenure: Leasehold

Price: £110,000

Property Type: Town House

USPs: Garden

Parking: Driveway & Garage

Year built: 2000

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

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, laminate flooring, single radiator, stairs to the first floor. door into the garage.

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## First floor landing

Stairs to second floor, doors into bathroom, lounge and kitchen.

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## Lounge

7.40m x 3.20m (24'3" x 10'5")

Double glazed front aspect windows, two single radiators, laminate flooring.



## Kitchen/Breakfast room

4.10m x 2.80m (13'5" x 9'2")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, gas hob with extractor hood over, space for a washing machine, vent for a tumble dryer, combination boiler, double glazed rear aspect window and door into the rear garden.



## Cloakroom/W.C.

Two piece suite comprising low level w.c pedestal wash hand basin, single radiator, extractor fan.



## Second floor landing

access to loft space, doors into three bedrooms.

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## Bedroom One

3.20m x 2.60m (10'5" x 8'6")

Double glazed front aspect window, single radiator. door into en suite shower room.



## En suite shower room

Double glazed front aspect window, single radiator.



## Bedroom Two

2.80m x 1.90m (9'2" x 6'2")

Double glazed rear aspect window, single radiator.



## Bedroom Three

2.00m x 1.90m (6'6" x 6'2")

Double glazed rear aspect window, single radiator.



## Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. single radiator.



## Front garden

mainly paved with driveway leading to the garage.

## Rear garden

Laid mainly to lawn, paved area and patio, fenced boundaries.



## **Garage**

Integral garage, up and over door with power points and lighting.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The Chequers, Templetown, Consett, Durham, DH8 7EQ

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

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