



### 3 bed detached house to buy in

Epsom Close, Consett, Shotley Bridge,  
Durham, DH8 0NS

# £200,000

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ Three bedroom detached house
- ✓ Lounge and dining room
- ✓ Cloakroom/W.C and bathroom
- ✓ In need of modernisation
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ 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

Fantastic opportunity to purchase this three bedroom detached family home located in the sought after village of Shotley Bridge. This property offers good size living accommodation with its two reception rooms, cloakroom/w.c and bathroom. Front and rear gardens with driveway to a garage. This property is in need of modernisation but has fantastic potential to make a lovely family home. Located in a cul-de-sac next to Snows Green Burn on the sought after Racecourse estate within a short distance of Shotley Bridge village with its shops, schools, Derwent walk and with excellent road links into Consett and Newcastle.

The floorplan comprises Entrance porch, hallway, cloakroom/w.c. lounge, dining room and kitchen/breakfast room. To the first floor Three bedrooms and family bathroom. Further benefits include gas central heating, double glazing, front and rear gardens with driveway leading to a garage.

Council Tax Band: D

Tenure: Freehold

Price: £200,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 1980

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Porch

Double glazed entrance door and windows, power point. Further door into hallway.

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## Entrance Hall

Double radiator, stairs to the first floor, under stairs cupboard, double doors into the lounge.

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## Cloakroom/W.C.

Low level w.c. wash hand basin, tiled walls, window.



## Lounge

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

Double glazed front aspect window, stone effect fireplace, double radiator, archway into the dining room.



## Dining Room

3.40m x 3.10m (11'1" x 10'2")

Double glazed rear aspect patio doors leading to the rear garden, double radiator, fitted wall unit.



## Kitchen/Breakfast room

5.00m x 3.50m (16'4" x 11'5")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in cooker, gas hob and microwave, spaces for a dish washer and washing machine, tiled walls, double radiator, double glazed rear aspect windows and side aspect door.



## First floor landing

Access to roof space, two built in cupboards.

## Bedroom One

3.80m x 3.40m (12'5" x 11'1")

Double glazed rear aspect window, single radiator, fitted wardrobes and dressing table.



## Bedroom Two

3.30m x 3.10m (10'9" x 10'2")

Double glazed front aspect window, single radiator, two built in wardrobes and dressing table.



## Bedroom Three

2.60m x 2.20m (8'6" x 7'2")

Double glazed front aspect window, single radiator, fitted wardrobes.



## Bathroom

White three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level w.c. single radiator, tiled walls, heated towel rail, double glazed rear aspect window.



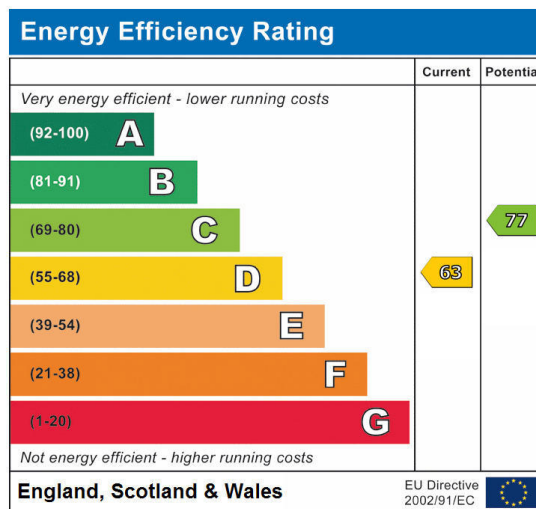
## Front garden

Laid mainly to lawn with block paved driveway leading to garage.

## Rear garden

Lawned area, Flower, tree and shrub borders, patio area and fenced boundaries.





Epsom Close, Consett, Shotley Bridge, Durham, DH8 0NS

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

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