## 3 bed semi-detached house to buy in DH8

Abbotts Way, Consett, Durham, DH8 5XU

# £180,000

x 3 x 2 x 1

Tenure

**Freehold**

Driveway parking

## Property features

- Three-bedroom semi-detached
- Well-presented throughout
- Two allocated parking spaces to the front
- Master bedroom with en suite shower room
- EPC Rating B

## Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented three-bedroom semi-detached home on Abbotts Way, Consett. Offering a kitchen diner, master bedroom with en suite, enclosed rear garden and two allocated parking spaces. The property will appeal to first-time buyers, couples and families alike.

The ground floor offers a comfortable lounge, decorated in neutral tones, with a front-facing window providing natural light. To the rear, the kitchen diner is fitted with cream wall and base units, contrasting work surfaces and a built-in oven, hob and extractor hood. There is space for a dining table and chairs, with French doors opening onto the garden. A downstairs WC completes the ground floor accommodation.

To the first floor are three bedrooms and a family bathroom. The master bedroom benefits from its own en suite shower room, while the second bedroom offers further double accommodation. The third bedroom is currently used as a dressing room, providing flexibility to suit a buyer's needs. The family bathroom is fitted with a white three-piece suite, complemented by tiled splashbacks and tiled flooring.

Externally, two allocated parking spaces are positioned directly to the front, with a paved pathway leading to the entrance. To the rear is an enclosed garden, mainly laid to lawn with timber fencing and a paved patio, providing space for outdoor seating and dining.

With its attractive presentation and practical layout, this home offers comfortable accommodation ready for its next owners. Contact Pattinson Consett to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £180,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External

To the front of the property are two allocated parking spaces, with a paved pathway leading to the entrance and a gravelled border alongside the front elevation.

## Living Room

*4.87m x 3.55m (15'11" x 11'7")*

A well-presented lounge with neutral décor and fitted carpeting, offering space for a range of seating and freestanding furniture. A front-facing window provides natural light, with a radiator beneath. A doorway leads through to the kitchen diner.

## Kitchen/Diner

*3.12m x 4.49m (10'2" x 14'8")*

A well-presented kitchen diner fitted with cream wall and base units, contrasting work surfaces and tiled splashbacks. Featuring a built-in dishwasher, oven, hob and extractor hood, together with a stainless steel sink and drainer beneath a rear-facing window. Wood-effect flooring runs throughout, with space for a dining table and chairs, a radiator and French doors opening onto the rear garden.

## Downstairs W/C

Fitted with a white low-level WC and wall-mounted wash hand basin with tiled splashback. Featuring dark décor, patterned flooring and a radiator.

## Master Bedroom

*3.36m x 2.53m (11'0" x 8'3")*

A well-presented double bedroom with neutral décor and fitted carpeting, offering space for a double bed and bedside furniture. Featuring a front-facing window, radiator and access to the en suite shower room.

## En-Suite

Fitted with a shower enclosure with tiled surround, a white low-level WC and wash hand basin with tiled splashback. Finished with neutral décor, tiled flooring and an extractor fan.

## Bedroom Two

*3.02m x 2.52m (9'10" x 8'3")*

A well-presented double bedroom with neutral décor and fitted carpeting, offering space for a double bed and freestanding furniture. Featuring a window providing natural light and a radiator.

## Bedroom Three

*3.02m x 2.52m (9'10" x 8'3")*

Currently used as a dressing room, the third bedroom features neutral décor, fitted carpeting, a front-facing window and a radiator.

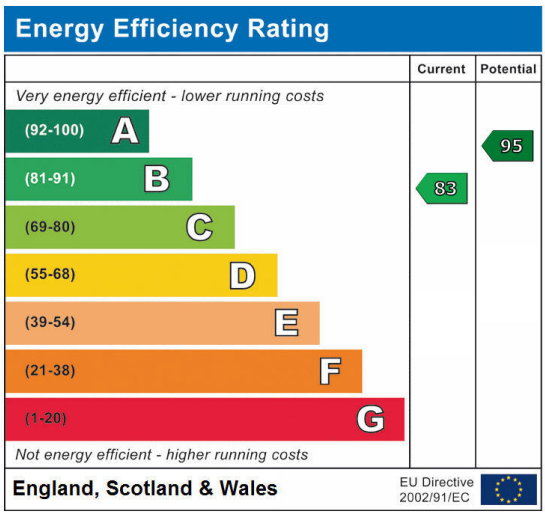
## Bathroom

*1.63m x 1.85m (5'4" x 6'0")*

Fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC. Featuring tiled splashbacks, tiled flooring, a window providing natural light and a radiator.

## Garden

An enclosed rear garden, mainly laid to lawn with timber fencing and a paved patio adjoining the property, providing space for outdoor seating and dining. French doors offer access from the kitchen diner.




Abbotts Way, Consett, Durham, DH8 5XU

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

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