



2 bed end of terrace house to buy in DH8

Cutlers Hall Road, Shotley Bridge, Consett, Durham, DH8 8RD

£125,000

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Two bedroom stone built cottage
- ✓ Good size lounge with open plan into the kitchen
- ✓ Gas Central Heating & Double
- ✓ Shared communal outside space
- ✓ EPC Rating D

On Street parking

Chain free

Key Information

- ✓ Council Tax: Band A
- ✓ 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

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting this charming two-bedroom, end of terrace stone-built cottage located in the picturesque area of Shotley Bridge, Consett. Oozing character and warmth, this residential property is immaculately presented for immediate sale.

As you enter the property, you are quickly drawn into a good-sized open plan lounge and kitchen, designed for modern day living. The kitchen has a great sized island and breakfast bar that is ideal for hosting cosy evenings, while the kitchen area has ample cupboard space for storage. The living room has a stove fireplace bringing country charm, while having the convenience of being gas operated.

Outside there is a sun-trap courtyard shared with the neighbouring property which allows space for your own pots, plants and a table and chairs.

Both bedrooms are well presented and of a favourable size. The second could be a good sized, light-filled office, if working from home. Both bedrooms have stripped, stained, original wood floors, while the front bedroom has a walk-in cupboard and boasts gorgeous tree top valley views.

The bathroom is fresh, offering a white suite with overhead shower and modern fittings.

This cherished home boasts gas central heating and double glazing, making it cosy throughout the seasons. The stone-built exterior is pretty, while the front has been recently pointed with lime mortar.

A new roof is another positive to this beautiful property.

This cottage is an excellent opportunity to all potential buyers seeking to experience the welcoming charm of Shotley Bridge, within a homely, comfortable setting. This is a home that offers more than just four walls, but a lifestyle catered to relaxed living in one of Consett's most sought-after locations.

Contact Pattinson Estate Agents today to arrange a viewing or for further details about this distinctive property, awaiting your personal touch.

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: End of terrace 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

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

Front of the house



Entrance Hall

Double glazed entrance door, double glazed front aspect window, single radiator, stairs to the first floor.

Lounge

Double glazed front aspect window, fireplace with gas fire, two single radiators, built in cupboard, open plan into the kitchen.



Kitchen/Breakfast room

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric cooker with gas hob. space for a washing machine, partly tiled walls, single radiator, double glazed rear aspect door and window.



Bathroom

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



First floor landing

Doors into bedrooms one and two

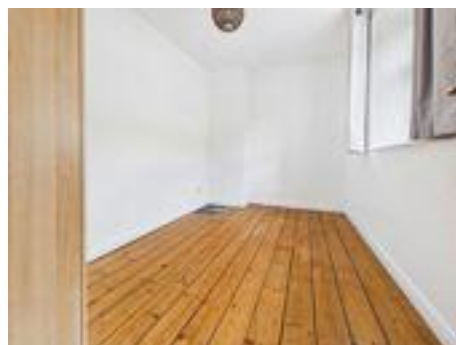
Bedroom One

Double glazed front aspect window with open countryside views. single radiator, built in cupboard, wooden floor boards.



Bedroom Two

Double glazed rear aspect window, single radiator, wooden floor boards.



Communal area

Outside there is a sun-trap communal courtyard but allows space for your own pots, plants and a table and chairs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Cutlers Hall Road, Shotley Bridge, Consett, Durham, DH8 8RD

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

