



Grange Street | Delves Lane | Consett | DH8 7AG

A larger than expected three bedroom terraced bungalow with gardens, conservatory and off street parking. Available with no chain the accommodation comprises a kitchen, lounge/diner, hallways, three bedrooms (two double), conservatory and a bathroom. To the front is a yard, to the rear a secluded garden. Large loft with the potential to convert. Gas combi central heating, full uPVC double glazing and an EPC rating of D (65). Virtual tour available.

£115,000

- Terraced bungalow
- 3 bedrooms (2 double)
- Conservatory
- Garden
- No upper chain



Property Description

KITCHEN

13' 5" x 6' 2" (4.09m x 1.90m) Finished in cream with soft closing wall and base units and concealed surface lighting onto contrasting butchers block style laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with illuminated extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine and space for a tall fridge/freezer and additional appliance. uPVC double glazed window and matching exit door to the yard. Vaulted ceiling and a door leading to the lounge/diner.

LOUNGE/DINER

14' 0" x 16' 2" (4.28m x 4.95m) Feature fire surround with marble inlay and hearth, electric fire, uPVC double glazed window, central heating double radiator, coving, telephone point, TV aerial and doors leading to the inner hallways.

HALLWAY

11' 10" x 3' 6" (3.63m x 1.07m) Coving, doors lead to bedrooms one and two and a uPVC double glazed door opens to the conservatory.

CONSERVATORY

8' 0" x 8' 5" (2.46m x 2.58m) Overlooking the garden with brick base, uPVC double glazed windows and French doors opening to the garden. Tiled floor.

BEDROOM 1 (TO THE REAR)

11' 11" x 12' 11" (3.65m x 3.94m) Fitted wardrobes and over bed storage, matching drawers, uPVC double glazed window, coving and a central heating double radiator.

BEDROOM 2 (TO THE REAR)

11' 7" x 12' 4" (3.54m x 3.77m) Laminate flooring, uPVC double glazed window, central heating single radiator and coving.

INNER HALLWAY

Loft access hatch with pull down ladder and boarded for storage. The loft also houses the gas combi central heating boiler. Doors off the inner hallway lead to the bathroom and bedroom three.

BEDROOM 3 (TO THE FRONT)

14' 0" x 7' 3" (4.28m x 2.21m) uPVC double glazed window, central heating single radiator and coving.

BATHROOM

10' 6" x 5' 3" (3.21m x 1.61m) A white suite featuring a panelled bath, electric shower, curtain and rail, pedestal wash basin, WC, fully tiled walls and floor. Airing cupboard, uPVC double glazed frosted window, and a chrome towel radiator.

EXTERNAL

TO THE FRONT

A block paved self-contained yard with timber shed, cold water supply tap, external light and twin gates providing access to off street parking.

TO THE REAR

A lovely secluded garden with lawn, paved patio paths, timber shed and mature hedging.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

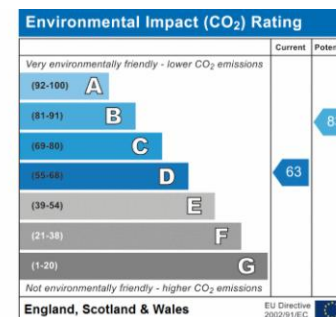
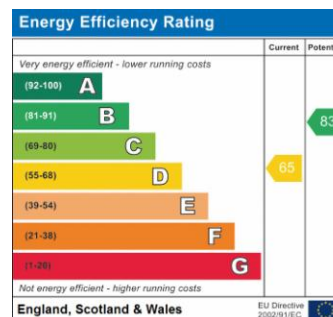
info@davidbailes.co.uk

01207231111

GROUND FLOOR
81.2 sq.m. (874 sq.ft.) approx.



TOTAL FLOOR AREA: 81.2 sq.m. (874 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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