



## 4 bed town house to buy in DH8

Queens Gate, Consett, Consett, Durham,  
DH8 5FB

**£165,000** Starting Bid

 x 4  x 3  x 2

Tenure

**Freehold**

Driveway & Garage parking

Garden

## Property features

- ✓ Four bedroom town house
- ✓ Two en suite bathrooms
- ✓ Cloakroom/W.C and bathroom
- ✓ Lounge and kitchen/dining room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Fantastic opportunity to purchase this spacious four bedroom town house located in a sought after area of Consett. This property offers generous living accommodation located over three floors with its good size kitchen/dining room, cloakroom/w.c. and bathroom, two bedrooms both with en suite shower rooms. Located within walking distance into Consett town centre with its shops, bars, restaurants, park, schools and bus station.

The floor plan comprises Entrance hall, cloakroom/w.c. kitchen/dining room and bedroom four. To the first floor lounge, master bedroom with en suite shower room. Second floor. second bedroom with en suite shower room, further bedroom and family bathroom. Further benefits include gas central heating, double glazing, front driveway, garage and rear garden. No onward chain.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Town House

USPs: Garden

Parking: Driveway & Garage

Year built: 1900

Construction materials: Brick and block

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, Air Source Heat Pump

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

Entrance door, built in cupboard, radiator, stairs to the first floor.

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## Cloakroom/W.C.

Double glazed front aspect window, low level w.c. pedestal wash hand basin, single radiator, down lighting.



## Kitchen/Dining Room

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, partly tiled walls, single and double radiator, built in cupboard, double glazed front and side aspect window, double glazed side aspect door leading to the rear garden.



## Bedroom Four

Double glazed side aspect window, single radiator.



## First floor landing

Double glazed front aspect window, stairs to the second floor.

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## Lounge

Double glazed front and side aspect window, two single radiators.



## Bedroom One

Double glazed front and side aspect windows, single radiator.



## En suite

White three piece suite comprising step in shower cubicle, wash hand basin, low level w.c. extractor fan, single radiator, down lighting.



## Second floor landing

Double glazed front aspect window, radiator, built in cupboard.

## Bedroom Two

Double glazed front and side aspect window, two single radiators, door into en suite.



## En suite shower room

White three piece suite comprising step in shower cubicle, low level w.c. wash hand basin, single radiator, extractor fan,



## Bedroom Three

Double glazed side aspect window, single radiator, access to loft space.



## Bathroom

White three piece suite comprising panelled bath with mixer tap shower, pedestal wash hand basin, low level w.c. partly tiled walls, shaver point, single radiator, down lighting, double glazed front aspect window.



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## Front garden

Block paved driveway leading to the garage

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## Rear garden

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

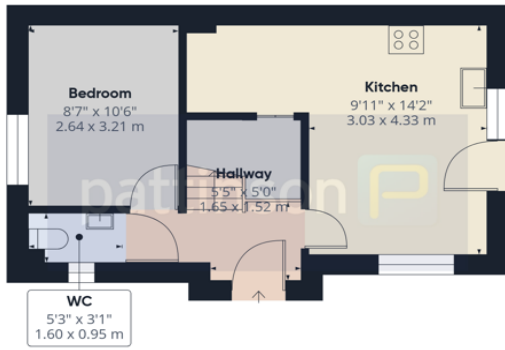


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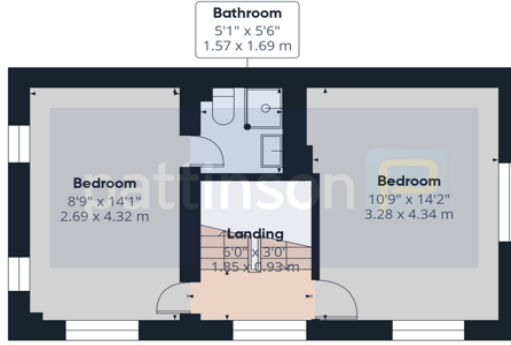
## Garage

Roll up door with side aspect door.

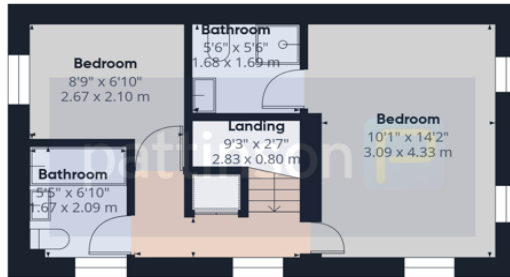




Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
1003 ft<sup>2</sup>  
93.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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	

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

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