



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

Surrey Crescent, Moorside, Consett, Durham, DH8 8HT

**£75,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

### Property features

- ✓ Three bedroom semi detached property
- ✓ Lounge and dining room
- ✓ Kitchen and utility room
- ✓ Cloakroom/W.C and Wet shower
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 three bedroom semi detached property located in Moorside, Consett. This property is of non standard construction but is a great opportunity for any investor to add to there portfolio. The property offers good size living accommodation with three geed size bedrooms, two reception rooms, kitchen and utility with front and rear gardens offering fantastic open countryside views. Located close to local shops, schools, and excellent road and bus links into Consett town centre.

The floorplan comprises Entrance hall, lounge, dining room, kitchen, utility room and cloakroom/w.c. To the first floor three bedrooms and wet room. Further benefits include gas central heating, double glazing, front and rear gardens with hardstanding to the rear.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Year built: 1950

Construction materials: Insulated concrete framework, Steel frame construction

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: 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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance porch

Double glazed entrance door and windows, tiled floor, further dorr into the hallway.

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## Entrance Hall

Radiator, laminate flooring, under stairs cupboard, stairs to the first floor.

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## Lounge

*4.20m x 3.70m (13'9" x 12'1")*

Double glazed front aspect window, wood effect fireplace with marble inset and hearth and gas fire, radiator, double doors into dining room.

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## Dining Room

*3.10m x 2.60m (10'2" x 8'6")*

Double glazed rear aspect, radiator.

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## Kitchen

*3.10m x 2.60m (10'2" x 8'6")*

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, electric cooker point, space for a washing machine, partly tiled walls, laminate flooring, double glazed rear aspect window.

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## Utility Room

*5.40m x 1.20m (17'8" x 3'11")*

Laminate flooring, radiator, combination boiler, double glazed side aspect window and door.

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## Cloakroom/W.C.

side aspect window, low level w.c. tiled floor.

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## First floor landing

Double glazed side aspect window, access to roof space.

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## Bedroom One

*3.70m x 3.10m (12'1" x 10'2")*

Double glazed front aspect window, built in cupboards, single radiator.

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## Bedroom Two

*4.10m x 2.60m (13'5" x 8'6")*

Double glazed rear aspect window with open aspect countryside views, single radiator, built in cupboard.

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## Bedroom Three

*2.80m x 2.60m (9'2" x 8'6")*

Double glazed front aspect window, single radiator.

## **Wet Room**

White three piece suite comprises wet room step in shower, pedestal wash hand basin, low level w.c. heated towel rail, double glazed rear aspect window.

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## **Front garden**

Laid mainly to lawn, paved area, flower and shrub borders.

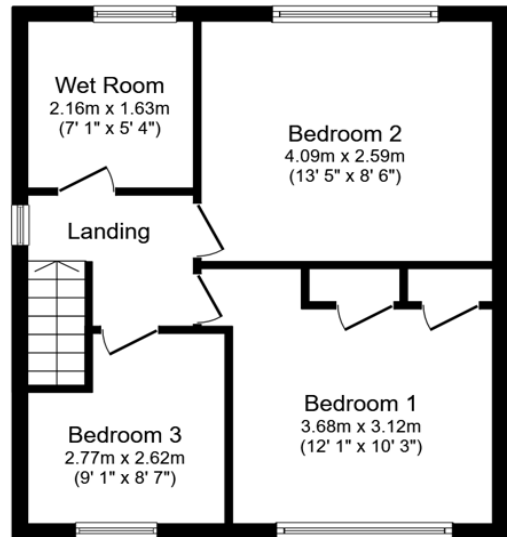
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## **Rear garden**

Laid mainly to lawn, paved area, flower, tree and shrub borders, fenced boundaries, double wrought iron gates with hardstanding. open aspect countryside views.



**Ground Floor**  
Floor area 59.8 sq.m. (644 sq.ft.)



**First Floor**  
Floor area 46.5 sq.m. (501 sq.ft.)

Total floor area: 106.3 sq.m. (1,145 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		76
(55-68) <b>D</b>	62	
(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:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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