



## 10 Carr House Mews | Consett | Co. Durham | DH8 6FD

A refurbished five bedroom modern detached house on an established development with all new carpets and floorings, new kitchen, new en-suite bathroom, new central heating boiler and is available with no upper chain. Comprising hallway, dining room, lounge, breakfasting kitchen, washroom/WC. First floor master bedroom with en-suite bathroom, two further bedrooms and a bathroom. To the second floor there are a further two bedrooms and a study/dressing room. Great storage, garden, integral garage with driveway. Council Tax band E, freehold, EPC rating C (77). Virtual tour available.

**£270,000**

- Modern detached family home
- 5 bedrooms plus dressing room/study
- Large garden
- Off road parking and integral garage
- New kitchen and en-suite





## Property Description

A recently refurbished five bedroom modern detached house on an established development with all new carpets and flooring, new kitchen, new en-suite bathroom, new central heating boiler and is available with no upper chain. Comprising hallway, dining room, lounge, breakfasting kitchen, washroom/WC. First floor master bedroom with en-suite bathroom, two further bedrooms and a bathroom. To the second floor there are a further two bedrooms and a study/dressing room. Great storage, garden, integral garage with driveway. Council Tax band E, freehold, EPC rating C (77). Virtual tour available.

### HALLWAY

Composite double glazed entrance door, Oak effect vinyl floor tiles, single radiator, inset spotlights, telephone points, coving, stairs to the first floor and doors leading to the reception rooms, cloakroom/WC and breakfasting kitchen..

### DINING ROOM

9' 3" x 8' 8" (2.84m x 2.66m) Oak effect vinyl floor tiles, bay with uPVC double glazed windows, single radiator, telephone point and coving.

### CLOAKROOM/WC

Oak effect vinyl floor tiles, WC, wash basin with tiled splash-back and a chrome towel radiator.

### LOUNGE

11' 7" x 14' 10" (3.55m x 4.53m) Overlooking the rear garden with uPVC double glazed French doors and matching side windows, coving, double radiator and a TV aerial point.

### BREAKFASTING KITCHEN

13' 11" x 8' 9" (4.25m x 2.69m) A newly installed quality kitchen fitted with a range of light shaker style wall and base units with white marble Quartz worktops and matching upturns. Integrated fan assisted electric oven/grill, four ring gas hob and extractor canopy over. Recessed sink with mixer tap, integrated fridge and freezer, plumbed for a washing machine

and concealed wall mounted gas combi central heating boiler. Tall column radiator, uPVC double glazed window, matching side exit door and Oak effect vinyl floor tiles.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, storage cupboard, coving and doors leading to bedrooms and bathroom. Stairs lead to the second floor.

#### MASTER BEDROOM (TO REAR)

12' 11" x 11' 6" (3.94m x 3.51m) Built-in storage cupboard, uPVC double glazed window, single radiator, TV aerial point, telephone point and a door leading to the en-suite bathroom.

#### EN-SUITE BATHROOM

8' 3" x 6' 5" (2.52m x 1.98m) A newly installed white suite featuring a panelled bath, separate thermostatic shower in glazed cubicle, wash basin with base storage, WC, part tiled

walls, anthracite towel radiator, ceiling extractor fan, uPVC double glazed window and inset LED spotlights.

#### BEDROOM 2 (TO THE FRONT)

9' 3" x 10' 2" (2.83m x 3.12m) Built-in storage cupboard, uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

7' 6" x 9' 3" (2.31m x 2.84m) Built-in storage cupboard, uPVC double glazed window, single radiator and telephone point.

#### BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) A white suite featuring a panelled bath, separate thermostatic shower in cubicle, wash basin with base storage, WC, part tiled walls, uPVC double glazed window, chrome towel radiator, extractor fan and inset LED spotlights.

#### SECOND FLOOR

#### LANDING

uPVC double glazed window, large walk-in storage cupboard with access door to eaves. Doors lead to further bedrooms and the study/dressing room.

#### BEDROOM 4 (TO THE FRONT)

7' 11" x 10' 2" (2.42m x 3.12m) Double glazed Velux window, built-in storage cupboard, loft access hatch and a single radiator.

#### BEDROOM 5 (TO THE REAR)

7' 11" x 10' 2" (2.43m x 3.12m) Double glazed Velux window, built-in storage cupboard and a single radiator.

#### STUDY/DRESSING ROOM

6' 6" x 6' 0" (2.00m x 1.84m) Double glazed Velux window, single radiator and a door giving access to the eaves.

#### EXTERNAL

#### GARAGE

Integral single garage with roller door, power points and lighting.

#### TO THE FRONT

Twin driveway providing off-street parking. Open lawn, side path leading to the rear garden.

#### TO THE REAR

A spacious garden with paved patio, lawn, cold water supply tap and is enclosed by a timber fence.

#### HEATING

Gas fired central heating via a newly installed combination boiler and radiators.

#### GLAZING

Fully double glazed.

#### ENERGY EFFICIENCY





EPC rating C (77). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band E.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### 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. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

#### 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.

#### MORTGAGE ADVICE

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

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

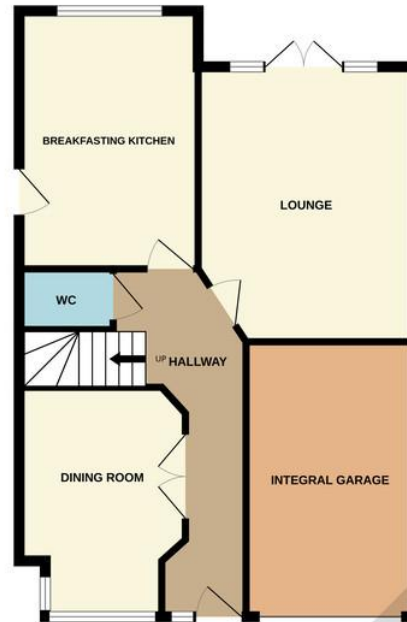
DH9 8AF

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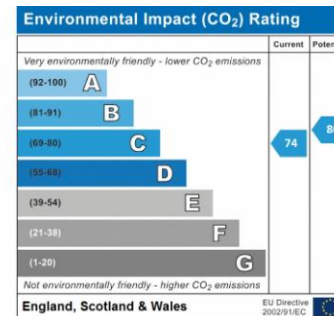
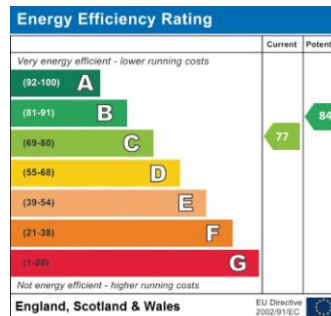
GROUND FLOOR  
61.3 sq.m. (660 sq.ft.) approx.



1ST FLOOR  
52.6 sq.m. (567 sq.ft.) approx.



2ND FLOOR  
50.3 sq.m. (541 sq.ft.) approx.



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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