

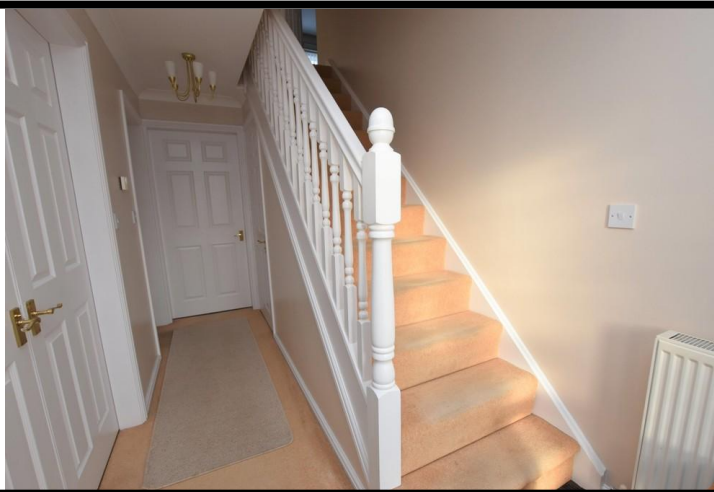


Holwick Close | Consett | Co. Durham | DH8 7UH

Located within a cul-de-sac on a modern development close to the town centre, this well presented four bedroom family home should appeal to families with low maintenance rear garden, garage and double driveway. The accommodation comprises a hallway, lounge, dining room, large conservatory, breakfasting kitchen, WC. first floor landing, four bedrooms (master with en-suite) and a shower room/WC. Hot tub available by separate negotiation. Gas central heating, freehold, Council Tax band D, EPC rating C (71). Virtual tour available on our YouTube channel.

£275,000

- Detached family home
- 4 bedrooms (master with en-suite)
- Large conservatory
- Lounge and separate dining room
- Double driveway and garage



Property Description

HALLWAY

13' 11" x 5' 10" (4.25m x 1.80m) Double glazed entrance door with matching side window, double radiator, stairs to the first floor, coving, central heating thermostat and doors leading to the dining room, breakfasting kitchen, lounge and WC.

WC

5' 1" x 3' 0" (1.57m x 0.93m) Corner pedestal wash basin, tiled splash-back, WC, single radiator and ceiling extractor fan.

DINING ROOM

10' 5" x 8' 10" (3.20m x 2.70m) Twin doors, bay with uPVC double glazed windows, double radiator and coving.

BREAKFASTING KITCHEN

15' 9" x 8' 10" (4.82m x 2.70m) Fitted with a range of Beech effect wall and base units with contrasting granite effect laminate worktops and tiled splash-backs. Integrated electric double oven/grill, five ring gas hob with illuminated extractor

canopy over. Integrated appliances include a fridge, freezer and dishwasher. Stainless steel sink with mixer tap, tiled floor, inset spotlights, double radiator, uPVC double glazed windows and double glazed side exit door.

LOUNGE

12' 5" x 14' 9" (3.80m x 4.50m) Feature fire surround with marble inlay and hearth, inset electric fire. Double radiator, coving, satellite TV cables, TV aerial point and uPVC double glazed French doors and windows to the conservatory.

CONSERVATORY

14' 4" (maximum) x 22' 11" (maximum) (4.38m x 7.00m) A very large conservatory with uPVC double glazed windows, French doors and two double radiators.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank, additional storage

cupboard, loft access hatch with pull-down ladders (loft boarded for storage) and doors leading to the bedrooms and shower room.

MASTER BEDROOM (TO THE FRONT)

11' 8" x 11' 9" (3.56m x 3.60m) Twin fitted wardrobes, recess shelf, uPVC double glazed windows, double radiator and a door leading to the en-suite shower.

EN-SUITE SHOWER

4' 7" (maximum) x 6' 9" (maximum) (1.42m x 2.06m) A white suite with thermostatic shower, pedestal wash basin, WC, tiled splash-backs, inset spotlights, uPVC double glazed window, single radiator, double radiator and a ceiling extractor fan.

BEDROOM 2 (TO THE FRONT)

12' 0" (maximum) x 8' 7" (3.66m x 2.63m) uPVC double glazed window, recess shelf, single radiator and TV aerial point.

BEDROOM 3 (TO THE REAR)

10' 10" (maximum) x 9' 3" (3.31m x 2.82m) uPVC double glazed window, single radiator and a TV aerial point.

BEDROOM 4 (TO THE REAR)

10' 0" x 7' 4" (3.05m x 2.25m) Currently being used as a study with uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

6' 8" x 6' 9" (2.04m x 2.07m) A wet room with thermostatic shower, curtain and rail, pedestal wash basin, WC, fully tiled walls, double radiator, uPVC double glazed window, inset spotlights and a ceiling extractor fan.

EXTERNAL

INTEGRAL GARAGE

16' 6" x 8' 6" (5.03m x 2.60m) An integral single garage with electric roller door, power points lighting, electric car charging port and a wall mounted gas central heating boiler.

TO THE FRONT

Open plan lawn, mature shrubs and plants, double driveway and a footpath leading to the rear.

TO THE REAR

A low maintenance garden with paved patio, timber decking, cold water supply tap, large summer house, gazebo ideal for housing a hot tub. Enclosed by timber fence.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

SECURITY

Infra red alarm system installed.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

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

COUNCIL TAX

The property is in Council Tax Band D.

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

D

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

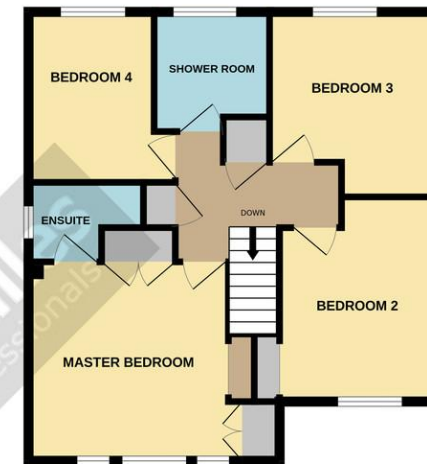
info@davidbailes.co.uk

01207231111

GROUND FLOOR
85.7 sq.m. (922 sq.ft.) approx.



1ST FLOOR
55.5 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA: 141.2 sq.m. (1519 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

