



### 3 bed detached house to buy in

Hallgarth, Consett, Durham, DH8 8BL

**£220,000**

🏠 x3 🚗 x2 🚻 x2

Tenure

**Freehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Three bedroom detached modern property
- ✓ Lounge & Kitchen/diner
- ✓ Bathroom and en suite shower
- ✓ Gas Central Heating & Double
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

For sale at The Grove, Consett, this three-bedroom detached property oozes modern elegance and style. Perfectly nestled in a sought-after location, the house boasts an impressive range of features that makes it the perfect family home.

Upon entering the property, you are welcomed into an entrance porch that leads you to the cosy lounge area. The lounge exudes warmth with its wood-burning stove, inviting vibes making it perfect for family gatherings or entertaining friends. Following on from the lounge is a kitchen/diner that is at the heart of the home, masterfully equipped with contemporary fittings and boasting plenty of dining space - an absolute dream for any home chef.

The thoughtfully designed property features three generously sized bedrooms. The luxurious master suite doesn't simply offer a place to rest, but a sanctuary with its own private en suite shower room - a little luxury that is sure to be appreciated.

The property also features a second well-appointed family bathroom, enhancing the property's appeal to growing families and ensuring that busy morning routines are a breeze.

This modern detached property is not just a house, but a platform for creating a plethora of warm, cherished memories. We invite you to visit and experience comfort, style, and sophistication at its finest in The Grove, Consett. Call us today to arrange a viewing.

The property is located in a sought-after modern estate close to local shops, schools, and excellent walks with Allensford Park just a short distance away. There are excellent bus and road links into Consett and Newcastle.

The floorplan comprises an entrance porch, lounge, and kitchen/dining room. On the first floor, there is a master bedroom with an en suite shower room, two further bedrooms, and a family bathroom. Further benefits include gas central heating, double glazing, front and rear gardens with a front driveway for a number of cars leading to the garage.

Council Tax Band: C

Tenure: Freehold

Price: Offers in the region of £220,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 1999

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Porch

Double glazed entrance door, courtesy light and further door into the lounge.

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## Lounge

4.10m x 3.00m (13'5" x 9'10")

Double glazed front aspect window, two single radiators, wood burner stove.



## Kitchen/Diner

5.70m x 2.90m (18'8" x 9'6")

Solid wood hand made 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 and dish washer, tiled floor, partly tile walls, combination boiler, radiator, double glazed rear aspect window, double glazed rear aspect patio door leading through to the rear garden. Stairs to the first floor and door into the garage.



## First floor landing

Access to roof space, built in cupboard.

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## Bedroom One

3.70m x 3.00m (12'1" x 9'10")

Double glazed front aspect window, radiator. doorway into en suite shower room.



## En suite shower room

White three piece suite comprising wash hand basin, step in shower cubicle, low level w.c. partly tiled walls, extractor fan, radiator, double glazed side aspect window.



## Bedroom Two

3.70m x 2.30m (12'1" x 7'6")

Double glazed rear aspect window with views over the woodland, radiator.



## Bedroom Three

2.50m x 2.30m (8'2" x 7'6")

Double glazed front aspect window, radiator.



## Bathroom

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. partly tiled walls, radiator, extractor fan, double glazed rear aspect window.



## Front garden

Laid mainly to lawn with driveway for a number of cars leading to the garage.



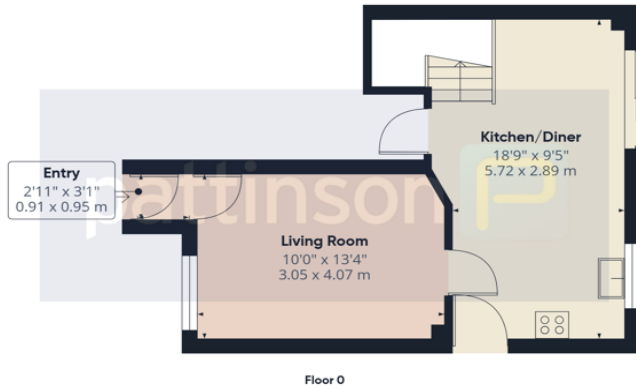
## Rear garden

Mature rear good size garden overlooking to woods which is mainly laid to lawn, paved area and patio, flower, tree and shrub borders, three garden sheds and fenced boundaries.

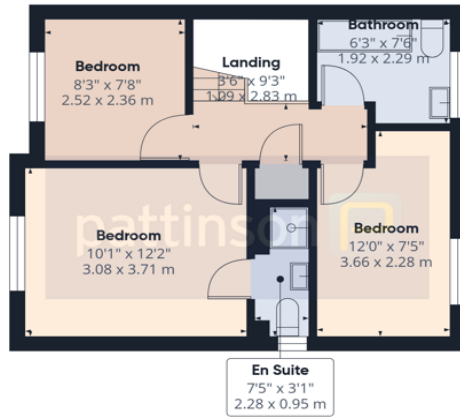


## Garage

Integral garage with up and over door, power points and lighting.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
729 ft<sup>2</sup>  
67.7 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		72	
(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	

Hallgarth, Consett, Durham, DH8 8BL

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

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