



**HARRINGTON BROWN**

ESTATE AGENTS

## SHERBURN TERRACE CONSETT DH8 6NE



### IDEALLY SITUATED & TOTALLY REFURBISHED THREE BEDROOM TERRACED HOUSE

- Close to excellent local facilities
- Two good size reception rooms
- Boarded out loft room with stairs
- Immediate vacant possession, no chain
- Bathroom/wc plus a separate wc
- Yard to rear

**Offers in Region £118,000**

46 Front Street, Shotley Bridge, Co. Durham DH8 0HQ

Tel: 01207 588800 Fax: 01207 508800

[www.harrington-brown.co.uk](http://www.harrington-brown.co.uk)

# 61 SHERBURN TERRACE CONSETT DH8 6NE

## ENTRANCE LOBBY

## ENTRANCE HALL

Ornamental archway, radiator.

## LOUNGE

13'8" x 12'12" approximately plus alcoves with wall lights. Coving to ceiling, TV aerial point, radiator, double doors to:

## DINING ROOM

14'1" x 12'8" plus recess. Under stairs cupboard, radiator.



## BREAKFASTING KITCHEN

16'10" x 8'10" approximately. Modern range of base and wall units with work top surfaces incorporating stainless steel sink and drainer, built in oven, hob and extractor fan, plumbed for washing machine, tiled surrounds, spot lighting to ceiling, radiator.

## FIRST FLOOR

Landing with under stairs cupboard, door with access to staircase leading to boarded out loft.

## BEDROOM 1 (front)

12'10" x 11'0" approximately. Radiator.



## BEDROOM 2 (rear)

13'1" x 12'9" approximately. Coving to ceiling, cupboard housing combination boiler, TV aerial point. Radiator.



## BEDROOM 3 (front)

10'3" x 7'9" approximately. Radiator.

## BATHROOM/WC

9'0" x 8'10" approximately. Comprising of panelled bath with shower attachment over, pedestal wash hand basin, low level wc, corner shower cubicle, towel radiator plus additional radiator.



## SEPARATE WC

Low level wc, radiator.

## EXTERNALLY

There is a flagged garden area to the front and a yard to the rear which could provide off street parking if desired.



**EPC Rating D**

## Property Misdescriptions Act

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of Harrington Brown has any authority to make or give any representation or warranty whatever in relation to this property.