

## Residential

### 13 Chaytor Road, Consett, County Durham DH8 8QA

**\*GUIDE PRICE:**

**£60,000+ (plus fees)**

#### 4 Bedroom Semi Detached Family House

This 4 bedroom semi is in need of refurbishment, has been extended in the loft and has planning consent for further extension. Gas central heating and double glazed windows.

#### Description:

**Lounge 13'8 x 12'11:** Bay window with living flame gas fire and surround, radiator.

**Dining Room 14'11 x 9'8:** Patio door to the rear.

**Kitchen 15'5 x 7:** Good range of fitted wall and floor units, splash back tiles, stainless steel sink, combi boiler, leading out to utility room 7 x 6 with door leading to rear garden.

**Bedroom 1 13'8 x 12'11:** Bay window, fitted wardrobes, large storage cupboard.

**Bedroom 2 10'9' x 9'6:** Storage cupboard.

**Bedroom 3 13'8 x 11'4:** Double room to loft area with eves storage.

**Bedroom 4 7'5 x 6'7:** Single room within the loft extension.

**Bathroom:** Fully tiled, wash basin and bath. Separate WC with partially tiled walls.

**External:** Small front courtyard, to the rear good sized rear garden with patio area and further second large garden with decking.

**Viewing:** Please telephone 0191 9089691



**Tenure:** See Legal Pack

**Local Authority:** Durham County Council

**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

**Energy Performance Certificate (EPC):** Current Rating E

#### Additional Fees

**Buyer's Premium:** £2200 inc VAT payable on exchange of contracts.

**Administration Charge:** £900 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.