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9 Watergate Road
Castleside, Consett



SANDERSON YOUNG
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Offers over: £174,950



9 Watergate Road, Castleside, Consett, Durham DH8 9QS

SITUATION AND DESCRIPTION

A deceptively spacious three bedroom detached house, built in the 1960's, and occupying an excellent garden site in Castleside, with elevated views towards the surrounding open countryside. The superb family home has attractive gardens to the front and rear, a long block paved driveway and a single garage. The property benefits from gas central heating and double glazing.

The accommodation briefly comprises: entrance vestibule, hallway, sitting room, dining room and fitted kitchen. To the first floor there are two fabulous double bedrooms, a single bedroom and family bathroom/wc. Externally there are well maintained and private gardens, driveway and an integral garage/utility room.

A great opportunity for a lovely family home, well positioned for easy access to Consett (2.5 miles) and Durham (16 miles), and Corbridge and Newcastle (18 miles) via the A68, with excellent public transport links and local schooling.

The property comprises:

ENTRANCE VESTIBULE

7'6 x 4'3 (2.29m x 1.30m)

With a UPVC door to the side entrance, two double glazed windows, a radiator and an archway through to the hallway.

ENTRANCE HALLWAY

The hallway has a staircase to the first floor with an understairs storage cupboard, a radiator, double glazed window to the rear overlooking

the garden and doors leading to the sitting room, dining room and kitchen/breakfast room.

SITTING ROOM

15'3 x 11'8 (4.65m x 3.56m)

A lovely sized sitting room, with a large double glazed window to the front elevation overlooking the garden and an additional double glazed window to the side. The sitting room has laminate flooring and radiators.

DINING ROOM

12'6 x 14'7 (3.81m x 4.44m)

A lovely second reception room, with double glazed window to the front elevation overlooking the garden and an additional double glazed window to the side giving lovely elevated views towards the open countryside. The dining room has a fireplace and radiators.

KITCHEN

11'5 x 7'6 (3.48m x 2.29m)

A galley style kitchen fitted with a range of wall and base units with a stainless steel sink and drainer, ceramic hob, integrated oven, plumbing for slimline dishwasher and space for fridge freezer. The kitchen has a double glazed window to the side and door leading to the rear garden, and a radiator.

FIRST FLOOR LANDING

A spacious first floor landing with a double glazed window to the rear overlooking the garden.

BEDROOM ONE

15'0 x 12'5 (4.57m x 3.78m)

A lovely master bedroom with double glazed



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windows to both front and side elevations giving fabulous elevated views towards the open countryside beyond. The bedroom has wood floorboards, a radiator and space for free standing bedroom furniture.

BEDROOM TWO

15'1 x 11'8 (4.60m x 3.56m)

A double bedroom with double glazed windows to the front and side elevations, wood floorboards, space for free standing bedroom furniture, a radiator and sliding door mirror wardrobes to one wall.

BEDROOM THREE

8'2 x 8'5 (2.49m x 2.57m)

A single bedroom with double glazed window to the side elevation, a radiator, wood floorboards and access to the loft.

BATHROOM/WC

8'1 x 7'4 (2.46m x 2.24m)

The bathroom has a white suite comprising; bath with electric shower over, wash hand pedestal basin and close coupled wc. There is a double glazed window to the side and rear elevations, tiled walls and a radiator.

EXTERNALLY

To the front of the property there is a block paved driveway leading to an integral single garage.

SINGLE GARAGE

11'5 x 13'4 (3.48m x 4.06m)

With double timber doors, a gas boiler to the wall, power and lighting, and a double glazed window to the side.

UTILITY AREA

8'1 x 7'8 (2.46m x 2.34m)

A utility area or workshop area with plumbing for a washing machine.

GARDEN STORE

A useful garden store, formerly the coal house beneath the house, houses the water meter.

GARDEN

The front garden is predominantly lawned with planted borders and a wall to the boundary. There are pathways to each side of the house leading to the rear garden and garden store, which sits beneath the house.

The rear garden is lawned with a hedge to the boundary giving both privacy and shelter, with planted borders.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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