

Reeds Rains

The Estate Agent

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Howns Gill Drive, Knitsley, Consett, County Durham

Offers In Excess Of £125,000

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Howngill Drive, Knitsley, Consett, County Durham

Well presented and spacious three bedroom family home situated in the idyllic area of Knitsley. The property briefly comprises of an entrance hall with mahogany staircase, dining room with mahogany style fire surround lounge with log burner, kitchen and conservatory to the ground floor. To the first floor there are three good size bedrooms with the master featuring an en-suite shower room and a family bathroom. Externally to the rear of the property there is a paved yard and a single garage featuring a double glazed window and Upvc door. To the front of the property there is a paved pathway and lawned area which is fenced, surrounded with gated access. This property is fully double glazed and features an oil central heating system, combi boiler and burglar alarm system. Priced to sell, must be viewed to be appreciated.

Ground Floor

Entrance Hall

Well presented and spacious entrance hall with a UPVC door to the front, side facing double glazed window, mahogany staircase, telephone point, dado rail, understair storage and stairs to first floor accommodation.

Dining Room 4.09m x 3m (13'5" x 9'10")

Dining room featuring front facing double glazed window, period mahogany style fire surround with electric fire, coving to ceiling, single radiator and television point.

Lounge 4.85m x 4.39m (15'11" x 14'5")

Well presented spacious lounge with rear and side facing double glazed leaded windows, log burning stove with inglenook fireplace, two radiators, two television points, coving to ceiling and door leading to kitchen.

Kitchen 3.61m x 2.36m (11'10" x 7'9")

Modern kitchen fitted with a range of oak wall and base units incorporating a stainless steel one and a half bowl sink and drainer, electric hob and oven with extractor hood over and integrated fridge. The kitchen also features plumbing for dishwasher and automatic washing machine, ceramic tiled splash backs and flooring and UPVC door to the side.

Conservatory 3.89m x 2.24m (12'9" x 7'4")

Conservatory with wooden floor and UPVC windows and door leading to the rear of the property.

First Floor

Bedroom One 4.09m x 2.84m (13'5" x 9'4")

Master bedroom featuring double glazed leaded bay window,

en-suite shower room, single radiator and telephone point.

En-suite

Fully tiled en-suite shower room comprising of low level wc, pedestal wash basin, shower unit, heated towel rail and tiled floor.

Bedroom Two 4.09m x 3.05m (maximum) (13'5" x 10'0" (maximum))

Second double bedroom featuring rear facing double glazed window, single radiator, television and telephone point.

Bedroom Three 2.92m x 1.88m (9'7" x 6'2")

Third bedroom featuring front facing double glazed leaded window and double radiator.

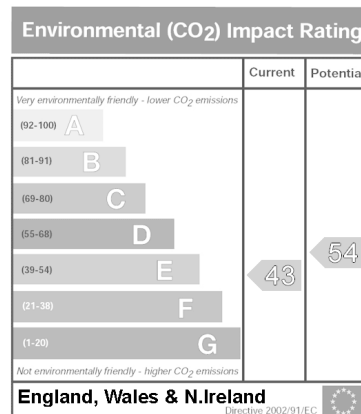
Bathroom

Spacious family bathroom featuring a three piece suite comprising of a low level wc, pedestal basin and inset bath with shower. The room also features a rear and side facing double glazed opaque window, ceramic tiled splash backs and flooring, two single radiators, storage cupboard and spot lights.

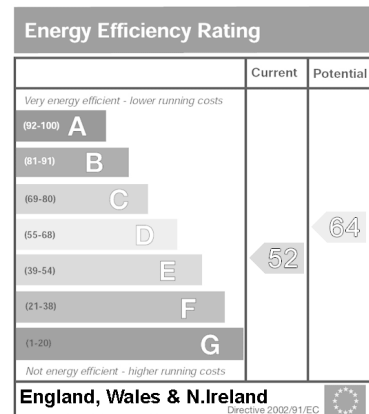
External

To the rear of the property there is a paved yard with outside lighting and a single garage with sink and drainer, plumbing for automatic washing machine, double glazed window and Upvc door. To the front of the property there is a paved pathway and lawned area which is fence surrounded with gated access.

AUDIOTOUR



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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