



## 2 bed semi-detached house to buy in DH8

Victory Close, Delves, Consett, Durham, DH8 7FD

# £159,995

 x 2  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ Two bedroom modern semi detached property
- ✓ 9 years left on the builders
- ✓ Cloakroom/W.C and bathroom
- ✓ Gas Central Heating & Double
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This stunning two-bedroom semi-detached property in Delves, Consett presents an incredible opportunity for home buyers seeking contemporary living with all the convenience of a modern build. With 9 years left on the builder's guarantee, you can have peace of mind knowing that the quality construction of your new home is assured.

With a total of 2 bedrooms, 1 reception room and 2 bathrooms, the property provides plenty of space for comfortable living. The two bedrooms are inviting, with plenty of light, and have ample room for furnishings. The reception room is a space perfect for relaxing and entertaining, exhibiting a modern aesthetic that ties into the overall contemporary feel of the home.

Convenience is a key aspect of this home. The cloakroom/W.C. adds an element of practicality and the additional bathroom ensures comfort for residents and guests alike. With spacious gardens the three sides of the property and block paved driveway. The property boasts a stylish design that is both sleek and functional, setting the stage for effortless style and comfort.

Situated in the tranquil location of Delves, Consett, the home offers the appeal of peaceful living while still being within reach of essential amenities. This residential property blends modern elegance with functionality, making it a highly appealing option for those looking to make a savvy purchase in the property market.

Don't miss out on this truly appealing modern semi-detached home. Whether you're a first-time buyer or looking to settle into a modern and comfortable new home, this property is a fantastic opportunity that shouldn't be overlooked.

Council Tax Band: B

Tenure: Freehold

Price: £159,995

Property Type: Semi-detached house

USPs: Garden, Chain free, New build

Parking: Driveway

Year built: 2025

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: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, single radiator, stairs to the first floor. door into the lounge.

---

## Lounge

4.50m x 3.00m (14'9" x 9'10")

Double glazed front and side aspect windows, double radiator, built in cupboard.



## Kitchen/Dining Room

4.00m x 2.40m (13'1" x 7'10")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extractor hood over, space for a washing machine, double radiator, down lighting, double glazed rear aspect window and French doors leading out into the rear garden, Door into cloakroom/w.c.



## Cloakroom/W.C.

Low level w.c. pedestal wash hand basin, radiator and extractor fan.



## First floor landing

Single radiator, access to loft space.

---

## Bedroom One

3.00m x 3.00m (9'10" x 9'10")

Double glazed front aspect window, fitted wardrobes, single radiator.



## Bedroom Two

Double glazed rear aspect window, single radiator.

## Bathroom

3.70m x 2.10m (12'1" x 6'10")

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



---

## Front and side gardens

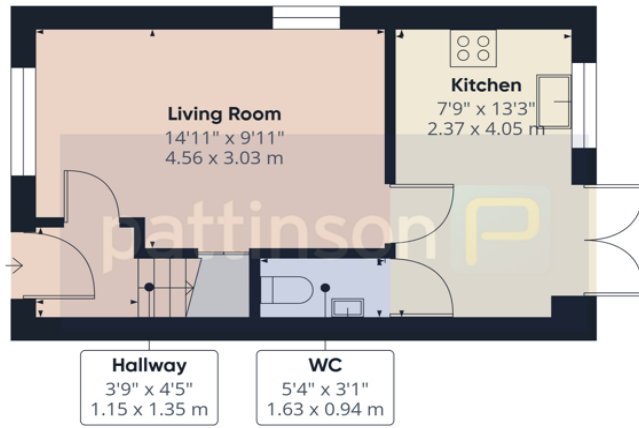
Laid mainly to lawn with a block paved driveway.

---

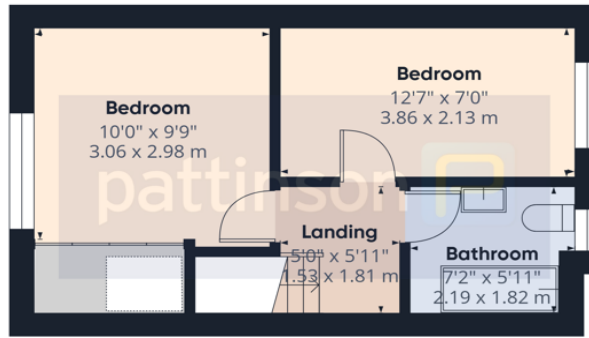
## Rear garden

Laid mainly to lawn with paved area and fenced boundaries.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
569 ft<sup>2</sup>  
53 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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

Victory Close, Delves, Consett, Durham, DH8 7FD

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

