

## Robson Street

Consett, DH8 6AL



**OFFERS OVER £60,000**

- 2 Bed Ground Floor Flat
- No Ground Rent or Service Charges
- Refurbished Kitchen and Bathroom
- Gas Central Heating
- Shared Rear Yard
- Ideal Investment Opportunity

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this stone built, 2 bed ground floor flat situated within walking distance of Consett town centre and local schools. The property is ideally suited to first time buyers and investors alike. The property benefits from UPVC double glazing and gas central heating. Briefly comprising of ENTRANCE RECEPTION PORCH and HALLWAY, leading to a LOUNGE with feature fire surround, modern fitted KITCHEN. There are TWO GOOD SIZED BEDROOMS and a BATHROOM/WC. Externally there is an ENCLOSED, SHARED REAR YARD.



## PROPERTY PARTICULARS

### Entrance Hallway

With UPVC double glazed entry door. Decorated with colour washed walls

### Living Area 15' 6" x 11' 8" (4.72m x 3.56m)

With double glazed window and feature fire surround. Decorated with wall coverings, colour washed walls and ceiling.

### Kitchen 7' 10" x 11' 10" (2.4m x 3.6m)

With UPVC entry door, fitted with a range of modern wall and floor mounted units, contrasting worktops with inset stainless steel sink unit, integrated oven and hob with stainless extractor filter fan. Decorated with tile surrounds and colour washed walls.

### Family Bathroom 6' 8" x 7' 2" (2.04m x 2.19m)

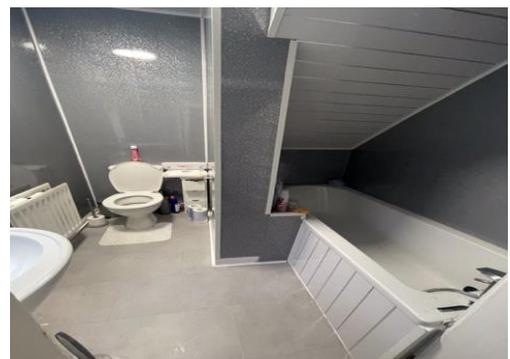
Refurbished modern bathroom with UPVC doubled glazed window, fitted white suite, comprising of a close-coupled WC, paneled bath, pedestal wash hand basin. Decorated with PVC cladding.

### Bedroom One 14' 2" x 11' 10" (4.32m x 3.6m)

With UPVC double glazed window to the front and a panel radiator. Decorated with wall coverings and colour washed walls

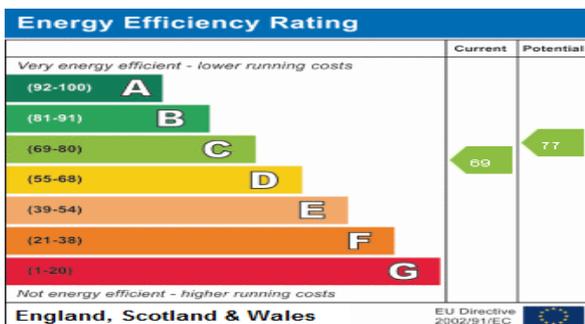
### Bedroom Two 11' 8" x 7' 7" (3.56m x 2.31m)

With UPVC double glazed window to the front and a panel radiator. Decorated with colour washed walls



## Shared Rear Yard

To the rear of the property there is a shared enclosed yard.



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

