

BRUNTON
RESIDENTIAL



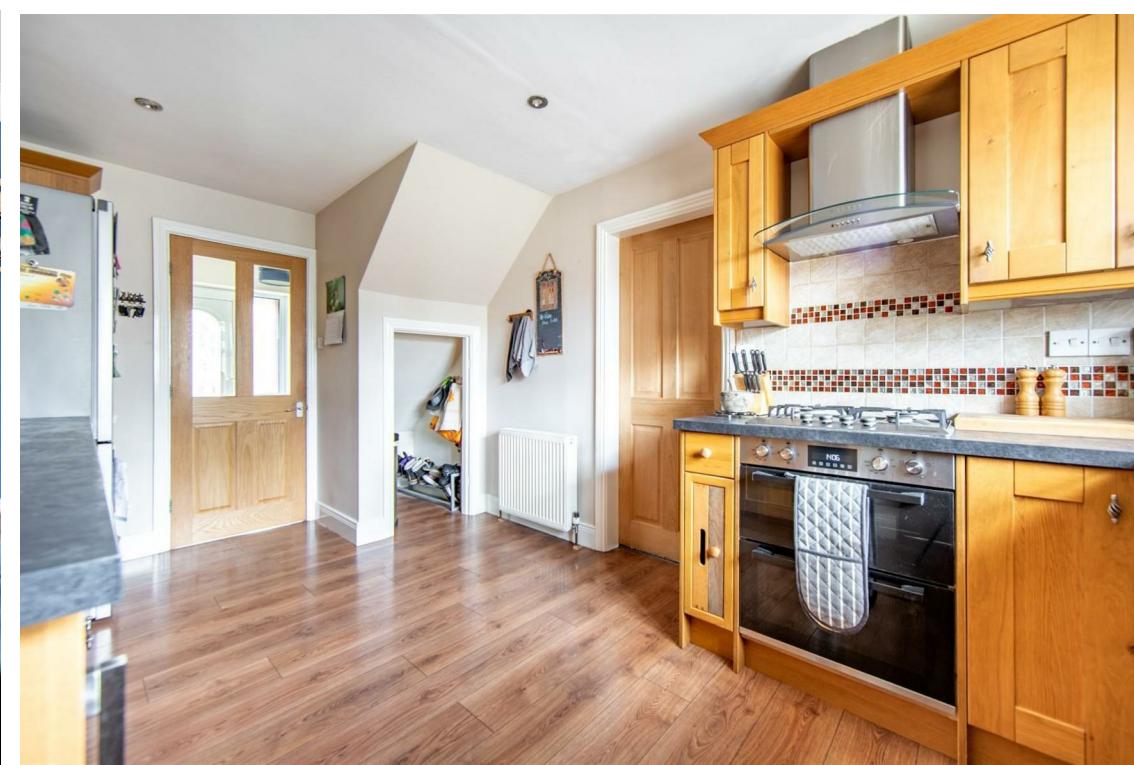
BRIARSIDE, BLACKHILL, CONSETT

Offers Over £290,000

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Brunton Residential are thrilled to present this excellent detached property located on Briarside — a beautifully presented three-bedroom, two-bathroom home a short walk from the lovely village of Shotley Bridge. This spacious property offers generous living accommodation, including a large lounge, dining room, well-equipped kitchen, separate utility room, WC, and ample storage throughout.

Outside, the property benefits from a garage, a superb large shed with power, and private parking for up to five vehicles.

Set within a sought-after residential area, Briarside enjoys excellent access to local amenities, including supermarkets, shops, cafés, and healthcare facilities. Families will appreciate the proximity to a number of highly regarded primary and secondary schools, while excellent public transport links and easy access to major road networks ensure a smooth commute to Newcastle, Durham, and surrounding areas.

This is a fantastic opportunity to secure a spacious, well-located home in a thriving community.

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The property opens into a welcoming entrance hallway with stairs leading to the first floor. To the right is a convenient ground-floor WC, while straight ahead lies a stylish, well-appointed kitchen. This space features a range of high-quality cabinetry, tiled splashbacks, and integrated appliances including an oven, four-ring gas hob, extractor fan, and dishwasher. A stainless steel sink with mixer tap completes the setup.

The kitchen flows seamlessly into a useful utility room, offering generous counter space and room for multiple appliances. The utility room provides direct access to the rear garden via an external door and internal access to the garage.

Adjacent to the kitchen is a spacious lounge/dining room that spans the full width of the property. This bright and versatile living area enjoys dual-aspect windows, including a bay window, and features a high-quality log burner, creating a cosy and inviting atmosphere. To the rear, a large conservatory extends the living space and offers delightful views of the garden.

Upstairs, the first floor comprises three bedrooms: two generous double rooms and a third that would make an ideal child's bedroom or home office. The master bedroom benefits from a private en-suite bathroom complete with a bath, vanity sink, WC, and partially tiled walls, along with ample built-in storage. A separate family bathroom serves the remaining rooms and is equipped with a bath and overhead shower, pedestal sink, WC, heated towel rail, and partially tiled walls.

Occupying one of the largest plots in the area, the property offers substantial off-road parking for multiple vehicles. The front garden is neatly maintained with a combination of lawn, paving, and gravelled areas. To the rear, a generous garden features a large lawn, mature shrubs, and a superb decked seating area. Additional features include a large powered shed suitable for storage or workshop use, along with two further storage sheds.



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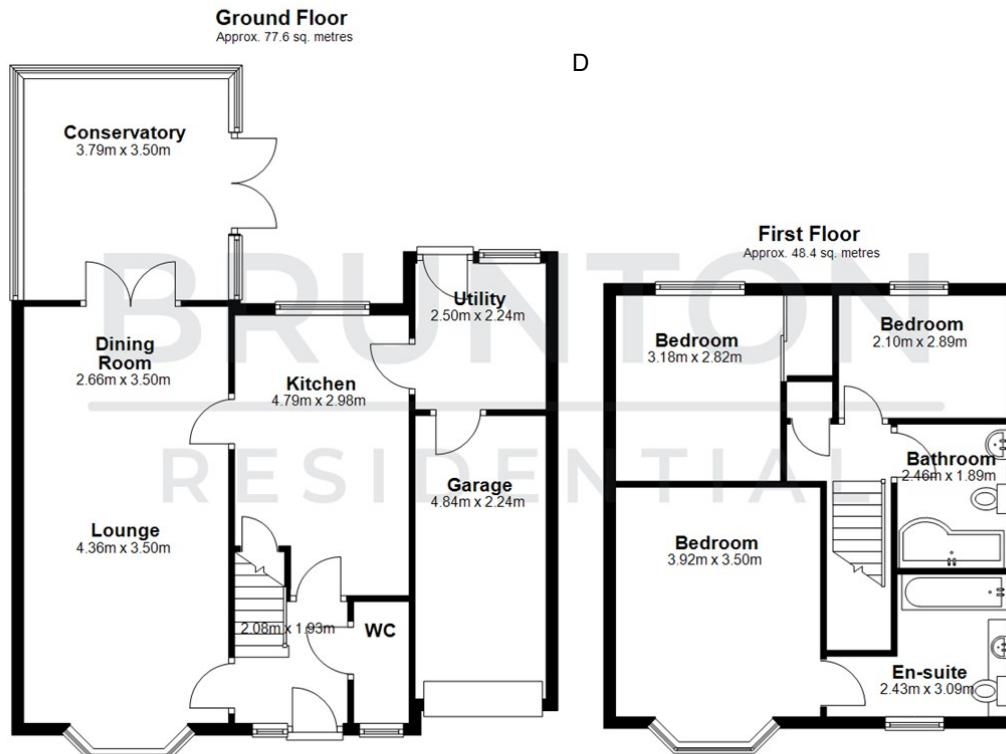
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : D

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	