



**HUNTERS®**  
HERE TO GET *you* THERE

1A Walton Terrace, Castleside, Consett, DH8 9QJ

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Asking Price £99,000

Presenting this end of terrace, stone-built cottage situated in the sought-after village of Castleside, now available for sale. The property has been neutrally decorated throughout and recently refurbished, featuring new floor coverings that provide a fresh and welcoming ambience.

Upon entering, you are greeted by a separate reception room, ideal for relaxation or entertaining guests. The home benefits from a modern kitchen with ample dining space, providing a practical area for meal preparation and family dining.

Upstairs, there are two well-proportioned double bedrooms, offering comfortable accommodation with flexible potential for a variety of uses. This layout is especially appealing for those looking to make their first step onto the property ladder, investors seeking a desirable rental opportunity.

A single garage offers secure parking or additional storage, complementing the practicality of the property. The cottage is positioned to take full advantage of excellent public transport links, as well as local walking and cycling routes, making it ideal for anyone who enjoys an active lifestyle or requires easy commuting options.

Set within a well-regarded residential area, the property is an excellent choice for those seeking a combination of character and convenience. Viewing is recommended to appreciate the neutral décor and recent updates that make this Castleside cottage a comfortable and flexible home.

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Approximate total area<sup>(1)</sup>

85.91 m<sup>2</sup>

924.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

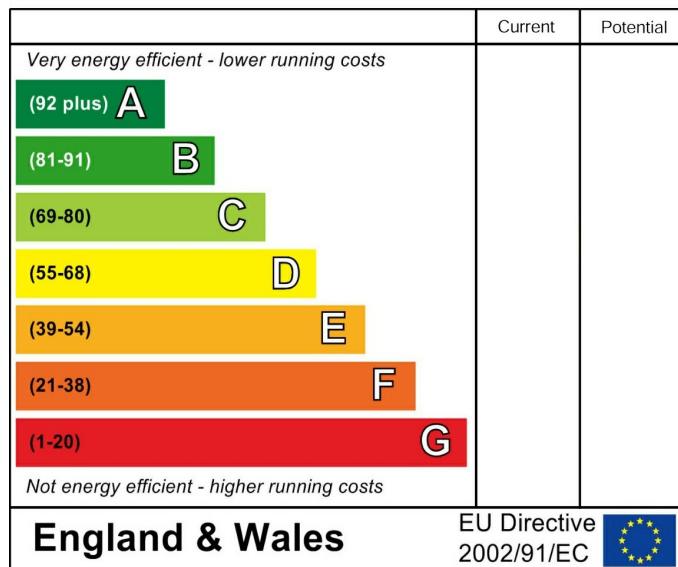
GIRAFFE360



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









