



HUNTERS[®]

HERE TO GET *you* THERE

3 Derwent Dale, Consett, DH8 0HZ

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Asking Price £224,950

Presenting an immaculate semi-detached house for sale, boasting a unique and appealing character in a sought-after location. Completely renovated and extended, this property comes equipped with an array of modern comforts and superior features that cater for the needs of first-time buyers and families.

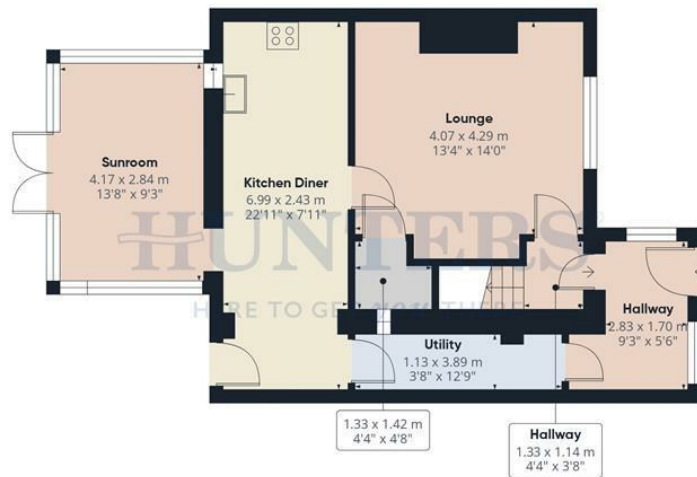
Upon entering, you are welcomed into a generous reception room, separate enough for solitude and cosiness. A feature fireplace enhances the charm and warmth of this leisure space. The property's practical design includes one open-plan kitchen, infused with natural light and integrated with a dining space that invites familial enjoyment. The utility room provides ample storage and maintains an organised environment.

Venture upstairs to find three well-proportioned bedrooms, two of which are generous doubles while the third is a spacious single and all are complemented by built-in wardrobes. A well-appointed bathroom benefits from heated floors, providing a touch of luxury to everyday routines.

This semi-detached house also prides itself on its prime location. Within easy reach of public transport links, nearby schools, and local amenities, it also offers delightful walking and cycling routes, promising a balanced lifestyle of convenience and enjoyment. The property features a lush garden for outdoor relaxation, ample off-road parking, and a double garage that has been thoughtfully converted into a games room.

The property also possesses a boarded attic, acknowledging the need for extra storage. Showcasing quality and style, this property truly stands out as a unique addition to the market.

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area^m

152.9 m²

1643 ft²

Reduced headroom

13.3 m²

143 ft²

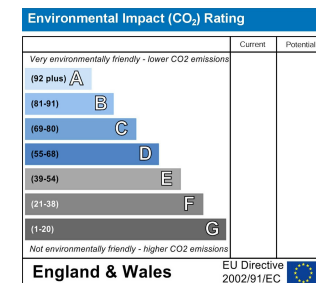
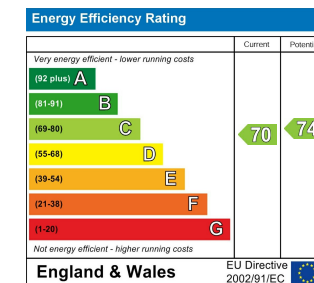
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

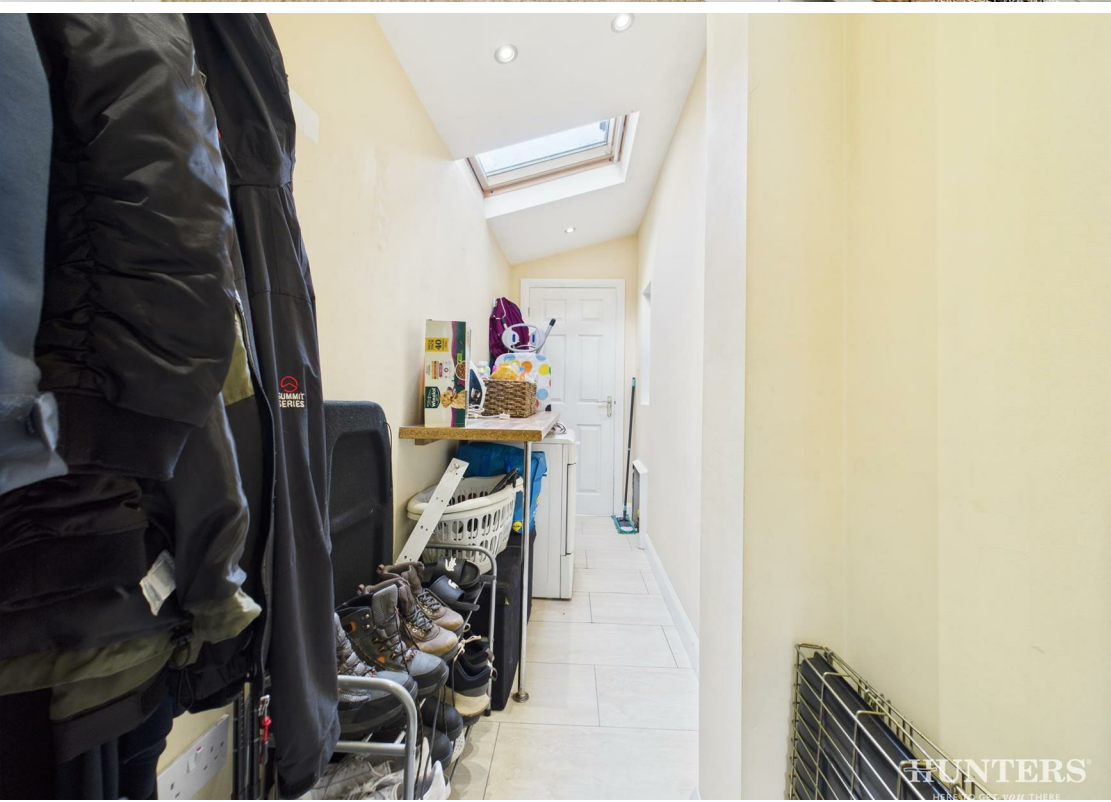
GIRAFFE360



Energy Efficiency Rating

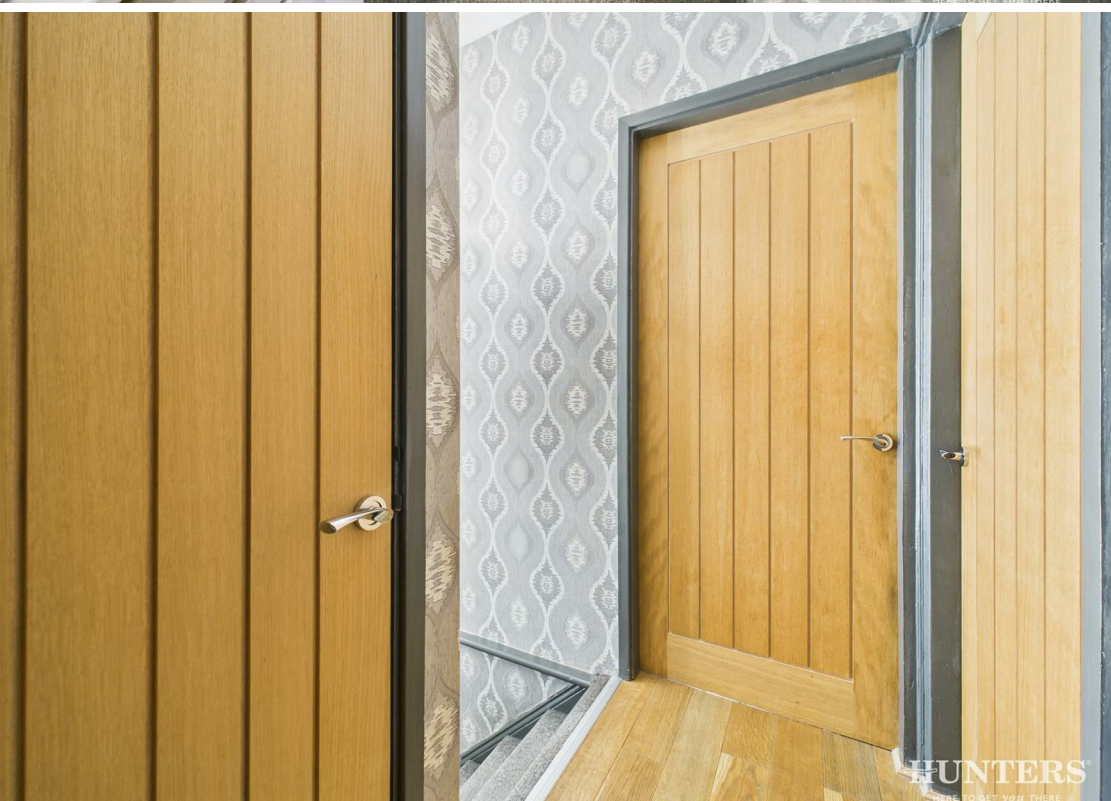
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.











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