



BRIAR DALE

HUNTERS
FOR SALE

HUNTERS[®]
HERE TO GET *you* THERE

11 Briardale, Delves Lane, Consett, DH8 7BG

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Asking Price £89,950

Presenting a superb opportunity to acquire a well-proportioned, neutrally decorated semi-detached house, offered for sale in a sought-after location benefiting from excellent public transport links, proximity to reputable schools, and a wealth of local amenities. This property is ideal for first-time buyers, investors or families seeking a comfortable and practical home within a vibrant community.

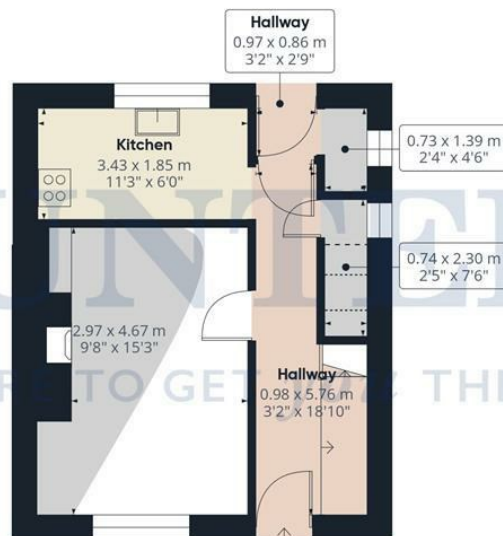
Set back from the road, the home enjoys a pleasant garden—perfect for outdoor entertaining and relaxation, while also providing a safe space for children to play or keen gardeners to indulge their passion. The spacious reception room is an inviting space for family gatherings, flooded with natural light courtesy of large windows that also offer wonderful views over the garden. The well-appointed kitchen is filled with natural light, ensuring a bright and pleasant culinary environment.

Accommodation comprises three bedrooms, including two generous doubles and an additional single bedroom, suitable for use as a child's room, nursery, guest room or home office. The property also features one bathroom.

Rated EPC D for energy efficiency and benefiting from a low council tax band A, this property combines affordable living costs with practical functionality. Residents will enjoy the convenience of being close to extensive green spaces, picturesque walking and cycling routes, and a rich range of shops and amenities.

Seize this excellent opportunity to secure a delightful and versatile home in a thriving area. Early viewing is highly recommended to appreciate all the features this property has to offer.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838
consett@hunters.com | www.hunters.com



Ground Floor



Floor 1



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Approximate total area⁽¹⁾

66.4 m²
714 ft²

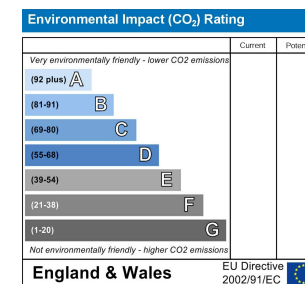
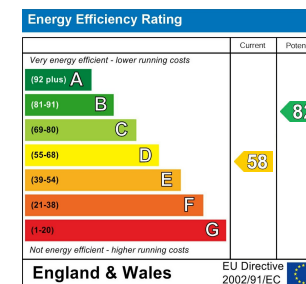
Reduced headroom

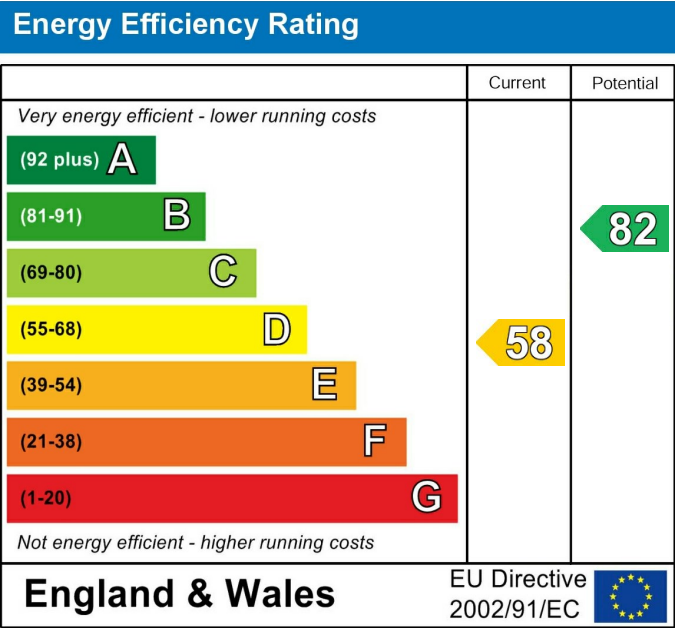
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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.





