



HUNTERS[®]
HERE TO GET *you* THERE

32 Dewhirst Close, Leadgate, Consett, DH8 6LF

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Asking Price £164,995

For sale is this immaculate three-bedroom semi-detached house in Leadgate, Consett, situated on Dewhirst Close. The property is ideally suited to first-time buyers and families, offering a practical layout and contemporary presentation throughout.

The house features a master double bedroom, a second double bedroom, and a single bedroom. There is one bathroom provided. The spacious reception room benefits from large windows, creating a light-filled environment ideal for family activities or relaxing. The kitchen offers ample natural light and has sufficient dining space.

Externally, the property has a private garden, parking, and a single garage, adding to the convenience and appeal for modern family living.

The locality offers access to several green spaces and nearby parks, ideal for peaceful walks or leisure time. Leadgate and Consett high streets are within reach and provide a variety of local amenities, cafés, and shops. There are excellent walking and cycling routes in the area, perfect for those who enjoy an active lifestyle.

Families will find a choice of reputable schools nearby, including Consett Academy and Leadgate Primary School, helping to cater to a range of educational needs.

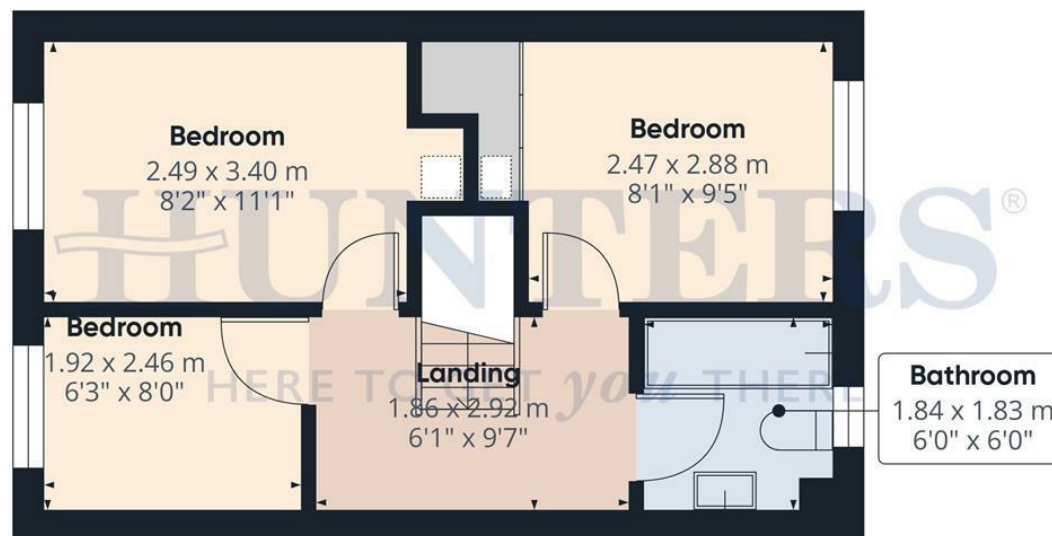
Public transport links are favourable, with Consett Bus Station providing regular services to Durham, Newcastle, and surrounding areas. Newcastle city centre is accessible by public transport in under one hour. The property falls under Council Tax Band B and has a notable EPC rating of B.

This semi-detached house presents a convenient lifestyle within a well-connected community, combining practical accommodation with access to local amenities and transport.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

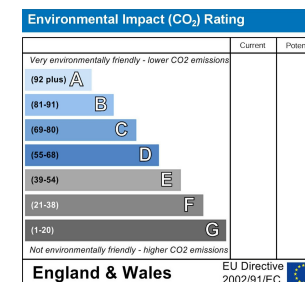
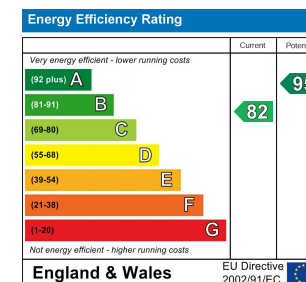
65.1 m²

703 ft²

(1) Excluding balconies and terraces

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		95
(81-91) B	82	
(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	

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.



