



**HUNTERS**<sup>®</sup>

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# Welford Road, Consett

£67,950

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Hunters are delighted to welcome to the market this two bedroom semi detached home offered to the market with no onward chain, this property would make the perfect investment opportunity with a potential yield of 10%.

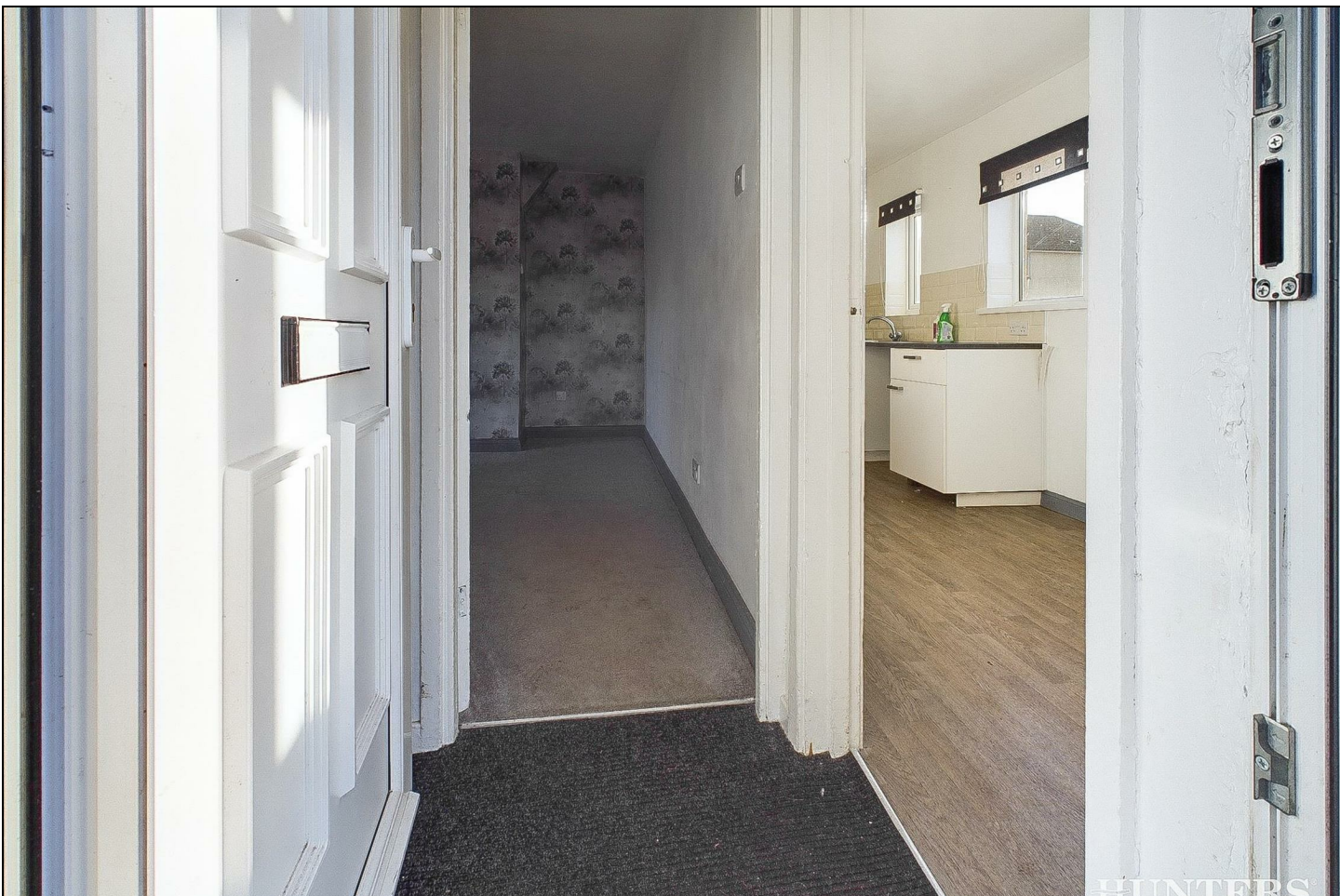
Briefly the property comprises of entrance lobby with stairs leading to the first floor, to the front a door leading to the lounge with french doors leading to the garden, to the right of the lobby is a door leading into the kitchen/ diner.

To the first floor is a double bedroom to the rear and the second double bedrooms and family bathroom.

Externally the property has an extensive garden to three sides, to the rear of the property is a block paved patio area.

## KEY FEATURES

- NO ONWARD CHAIN
- IDEAL INVESTMENT OPPORTUNITY
  - SEMI DETACHED
  - TWO BEDROOMS
- GARDEN TO THREE SIDES







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**Hallway**  
0.89 x 0.96 m  
2'11" x 3'1"

Ground Floor



Floor 1

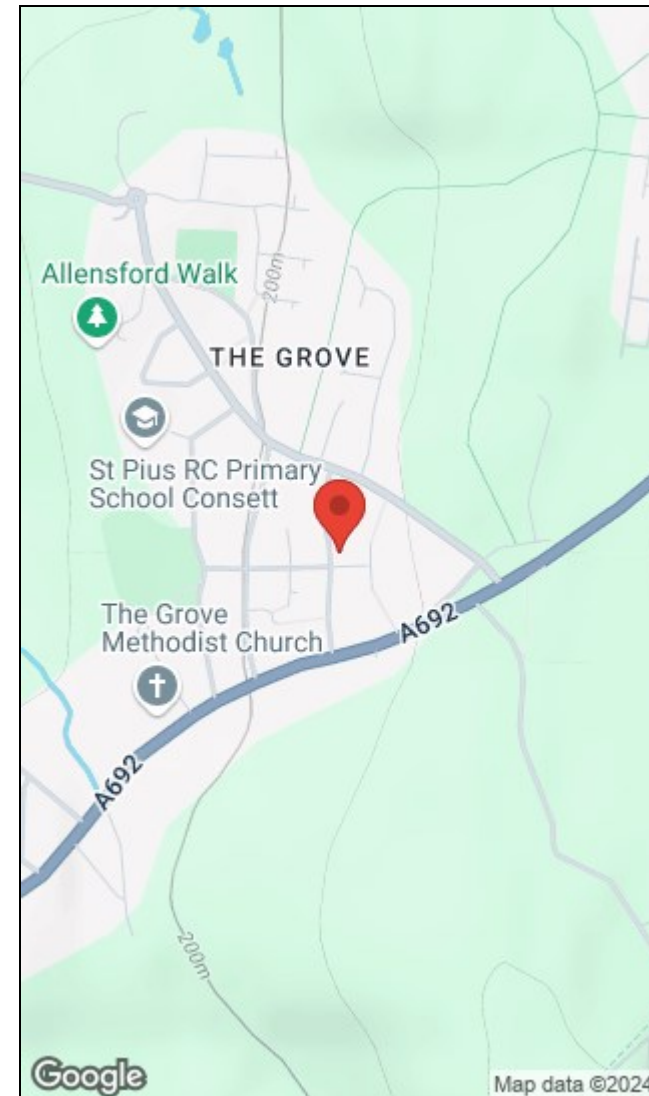


Approximate total area<sup>10</sup>  
55.47 m<sup>2</sup>  
597.04 ft<sup>2</sup>

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.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	<b>86</b>
<b>69</b>	

Very energy efficient - lower running costs

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(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

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

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Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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