



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

62 Edith Street, Consett, DH8 5DP

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£75,950

Hunters are delighted to welcome to the market this mid terrace two bedroom house that would make the perfect first time home! Close to the Town Centre and also benefits from No Onward Chain.

Briefly the property comprises of an entrance hall with stairs to the left leading to the first floor. The main lounge benefits from a feature fireplace and leads through to the dining room and kitchen which is to the rear aspect of the property. From the kitchen you have access to the rear yard.

To the first floor of the property is a spacious landing area with access to the two double bedrooms, both of which benefit from fitted wardrobes. The family bathroom is situated to the rear of the property.

Externally the property offers on road parking to the front and to the rear is the yard.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
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Ground Floor



Floor 1

Approximate total area<sup>®</sup>

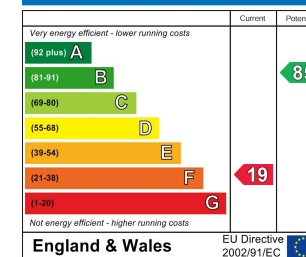
74.31 m<sup>2</sup>  
799.85 ft<sup>2</sup>

Excluding balconies and terraces

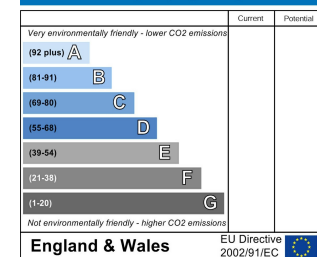
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>85</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   | <b>19</b>                  |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.











