



NORTHFIELD VIEW

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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

13 Northfield View, Consett, DH8 6AW

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£87,950

Hunters are delighted to welcome to the market this two bedroom semi detached property. This property is offered to the market with no onward chain and would make the perfect investment opportunity or first time buy!

Briefly the property comprises of an entrance lobby with stairs leading to the first floor. To the right is the lounge with featured bay window. The kitchen/diner is located to the rear aspect of the property with access to the rear yard.

To the first floor of the property is two double bedrooms and the family bathroom.

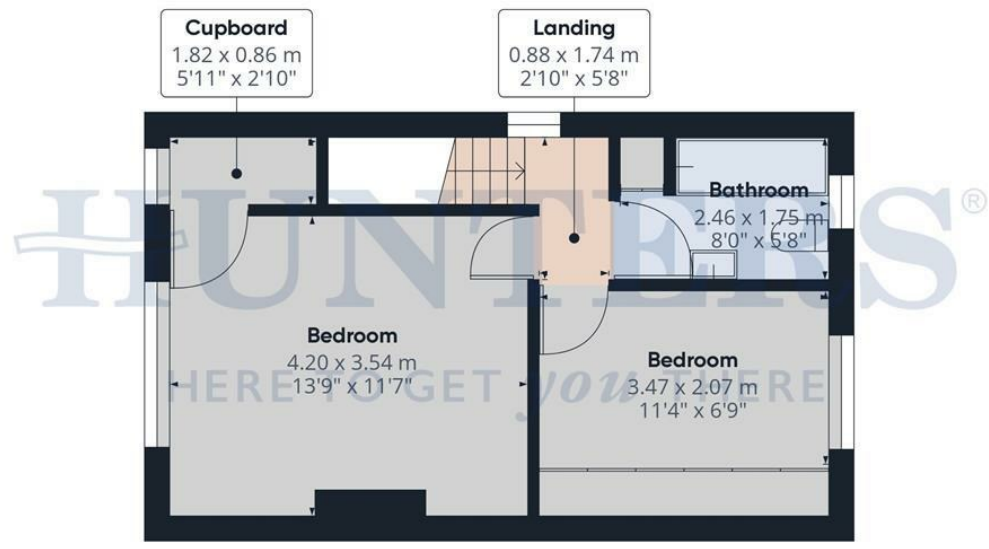
Externally the property offers yard to the rear aspect.

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Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**  
66.28 m<sup>2</sup>  
713.48 ft<sup>2</sup>

**Reduced headroom**  
0.58 m<sup>2</sup>  
6.19 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		76
	61	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<b>England &amp; Wales</b>	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.







