



**HUNTERS**<sup>®</sup>  
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98 Langdon Close, Consett, DH8 7NH

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# 98 Langdon Close, Consett, DH8 7NH

## Offers Over £299,950

Hunters are delighted to welcome to the market this exclusive stunning detached property that would make the perfect family home. Situated to the beginning of this popular modern estate this property also benefits from being in close proximity of Consett town centre.

Briefly the property comprises of an entrance lobby, to the right is access to the first double bedroom which benefits from a Jack and Jill en suite shower room and fitted wardrobes. Straight ahead from the lobby is the hallway with stairs leading to the first and second floor and also access to the utility room.

To the first floor of the property to your right hand side is the spacious kitchen/breakfast room. This fully equipped kitchen includes integrated appliances such as double oven, 5 ring gas hob, dishwasher and breakfast bar. The lounge can be accessed via French doors from the landing and is a beautiful open plan space leading to the dining room which can also be accessed through a separate door from the landing.

To the second floor of the property at the rear is two double bedroom and to the front is the bright and airy master bedroom with fitted wardrobes and an en suite shower room recently upgraded to include a large corner shower cubicle. There is also a family bathroom and storage cupboard located on this floor.

Externally the property offers off road parking for multiple vehicles and an internal garage. To the rear is an enclosed garden with partial paved area and a well maintained lawn.

This property benefits from all new double glazed windows and doors, new boiler and radiators installed in 2022 and a new block paved driveway.

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Ground Floor



Floor 1



Floor 2



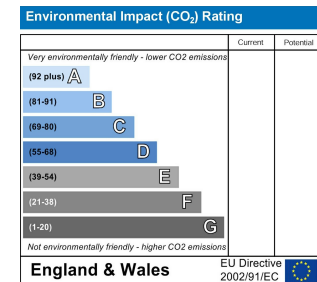
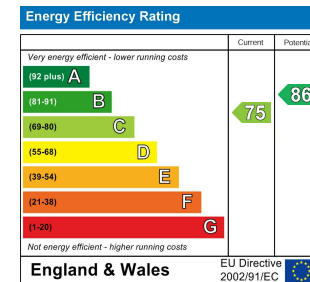
Approximate total area<sup>(1)</sup>

164.1 m<sup>2</sup>  
1766.39 ft<sup>2</sup>


(1) 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.



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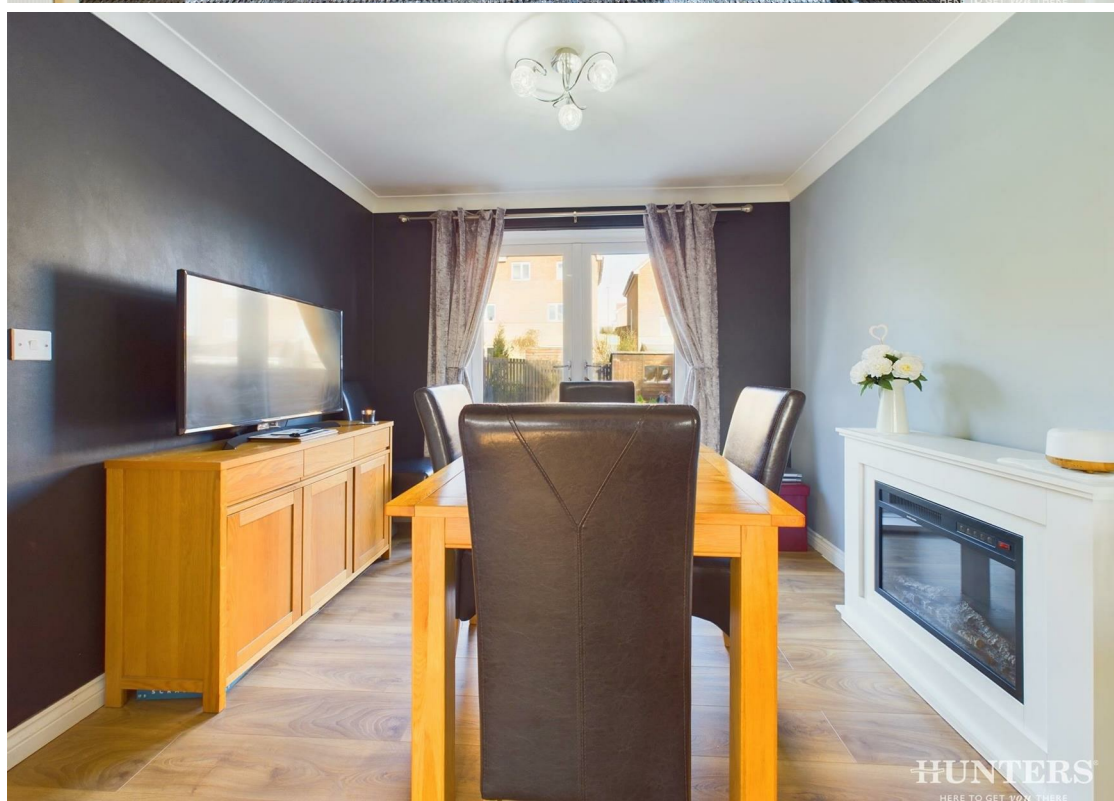
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