



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

30 Ashfield, Consett, DH8 0RG

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£214,950

Hunters are delighted to welcome to the market this semi detached home that would make the perfect property for a family. This property is located in the popular village area of Shotley Bridge and benefits from being close to the open countryside and easy transport links into Durham and Newcastle.

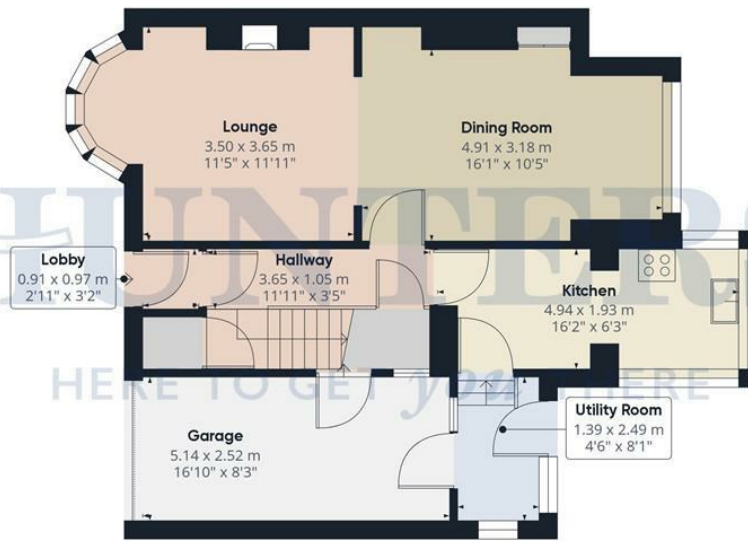
As you approach the property you are greeted by off road parking and an attached garage secured by wrought iron gates. There is a front lawn which also includes a mixture of flower beds, bushes and other shrubs. There is also access to the rear garden via the side path to the right hand side.

Stepping into the property you are welcomed by a light and spacious hallway with stairs leading to the first floor and under stair cupboard. To the left is entrance to the dining room and open plan lounge area. There is a featured fire place and bay window in the lounge and in the dining room is a storage cupboard. The kitchen, located to the rear aspect of the property is accessed via the hallway and also leads to the utility room and garage.

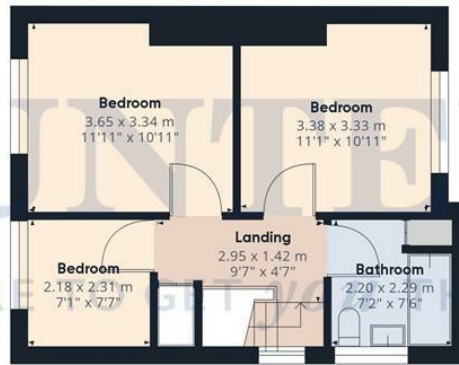
To the first floor of the property at the front aspect is the first double bedroom and single bedroom. To the rear is a further double bedroom and family bathroom.

Externally the property offers a rear garden with grass laid to lawn and paved patio area. This garden benefits from being south facing perfect for summertime.

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Ground Floor



Floor 1

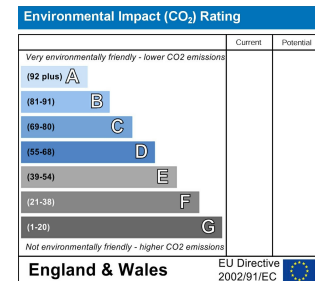
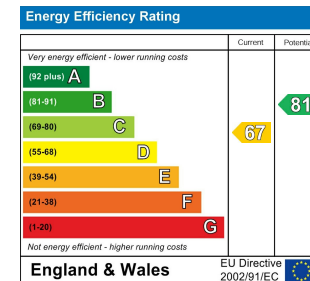
Approximate total area<sup>(1)</sup>

104.32 m<sup>2</sup>  
1122.89 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>81</b>
(69-80) <b>C</b>	<b>67</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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