



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

31 Palmerston Street, Consett, County Durham, DH8 5RF

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Reduced To £112,500

Hunters are delighted to welcome to the market this stone built mid terrace property that has recently undergone a full renovation making it the perfect first time buy!

Briefly the property comprises of an entrance lobby with stairs leading to the first floor. The first door to the left leads to the lounge. The second door to the left is the dining room with access to the kitchen at the rear aspect of the property. The kitchen benefits from all new fitted units and features marble effect tiles.

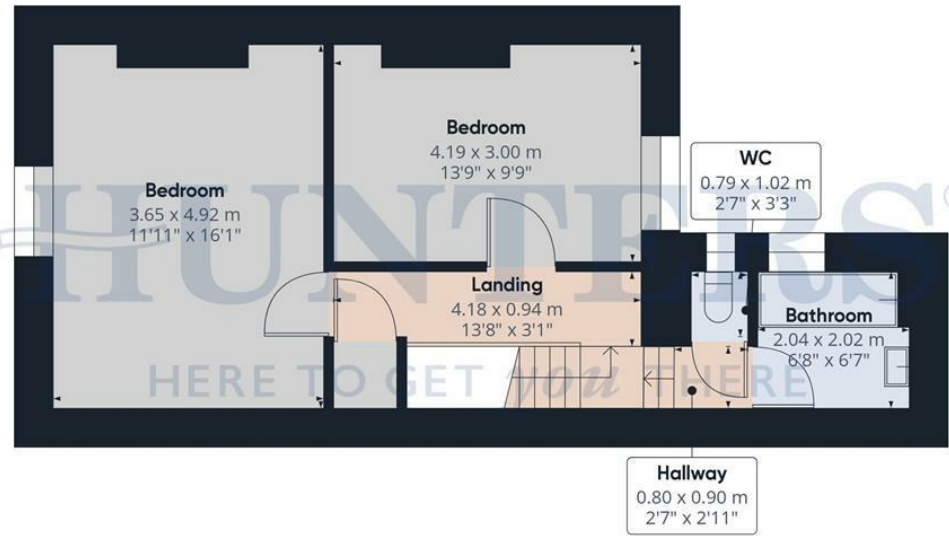
To the first floor of the property at the front aspect is the master bedroom. A second double bedroom and bathroom with separate WC to the rear of the property.

Externally the property offers a shared entrance to the front of which the left hand side is maintained by the property. There is a mixtures of shrubs, bushes and grass laid to lawn. There is a yard to the rear.

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
89.29 m<sup>2</sup>  
961.15 ft<sup>2</sup>

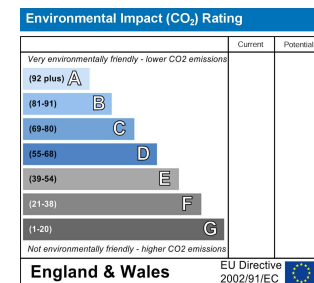
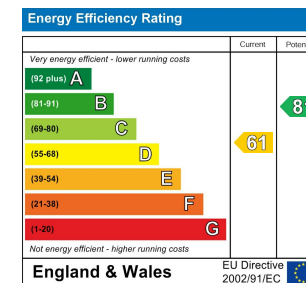
**Reduced headroom**  
0.07 m<sup>2</sup>  
0.7 ft<sup>2</sup>

(1) 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**



**Lobby**

4'3" x 3'1"

**Lounge**

11'9" x 12'4"

**Dining Room**

13'6" x 15'11"

**Kitchen**

17'8" x 6'11"

**Bedroom**

11'9" x 15'11"


**Bedroom**

13'6" x 9'8"

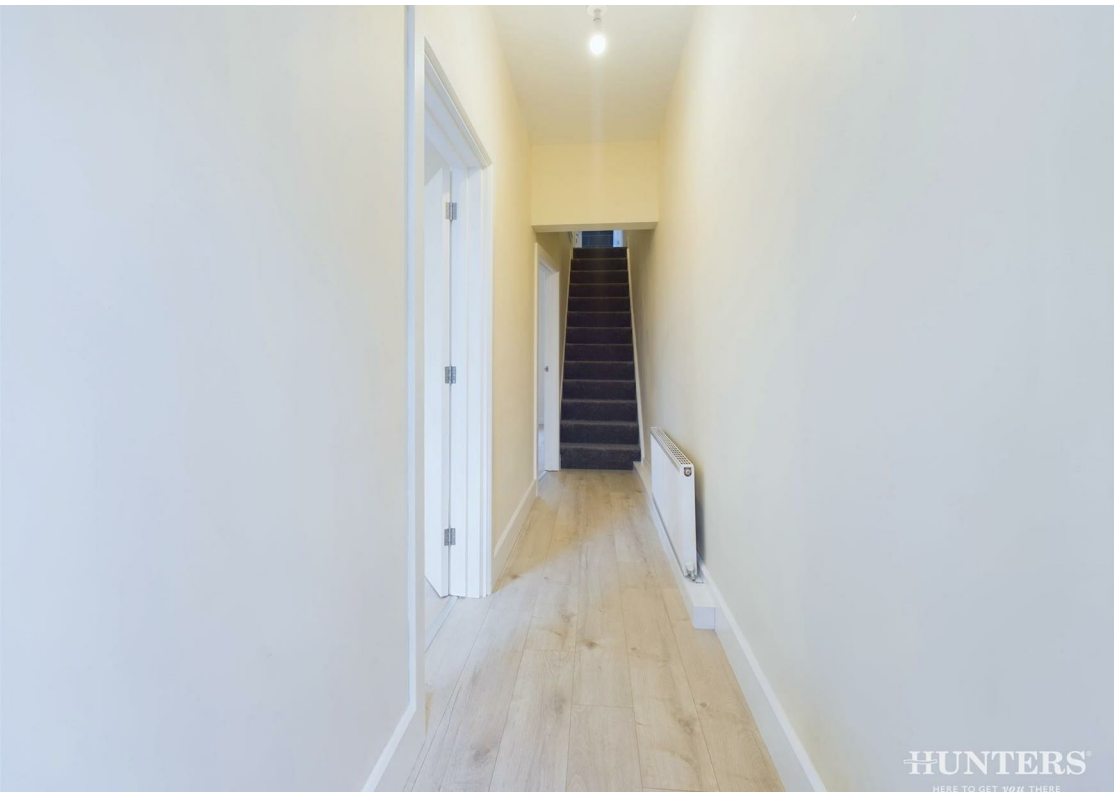
**Wet Room**

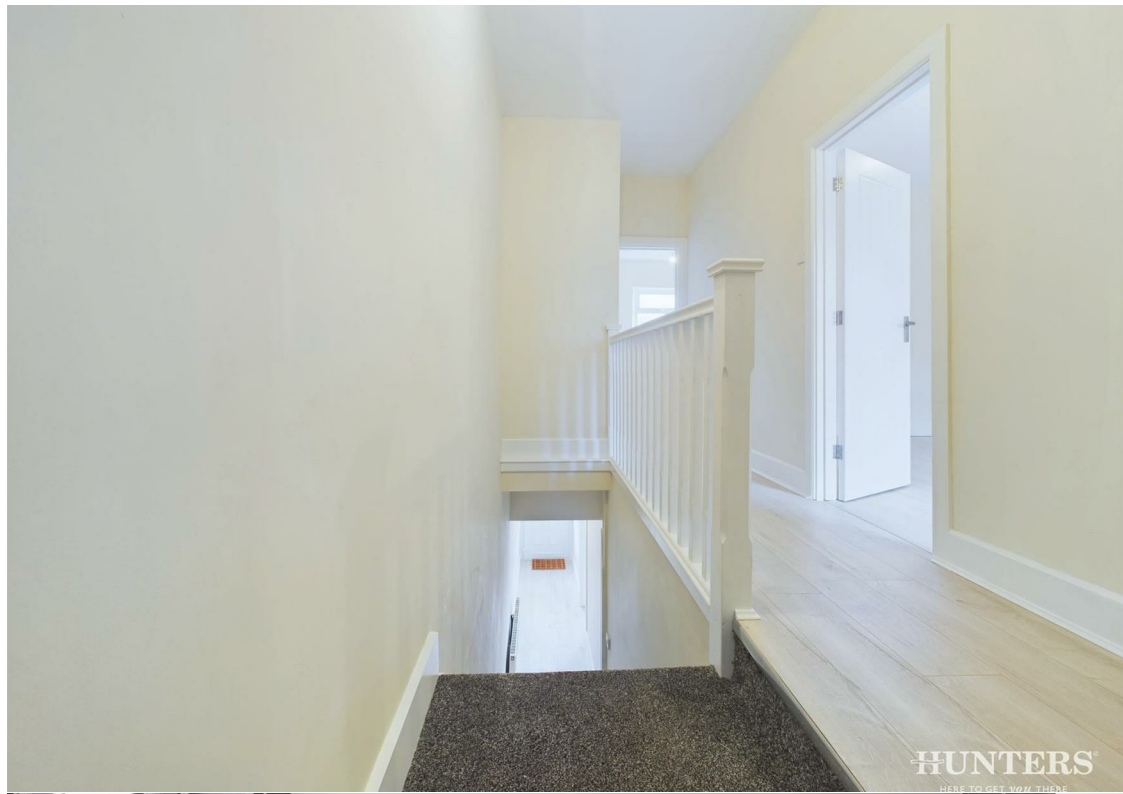
6'7" x 6'7"

**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>61</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.



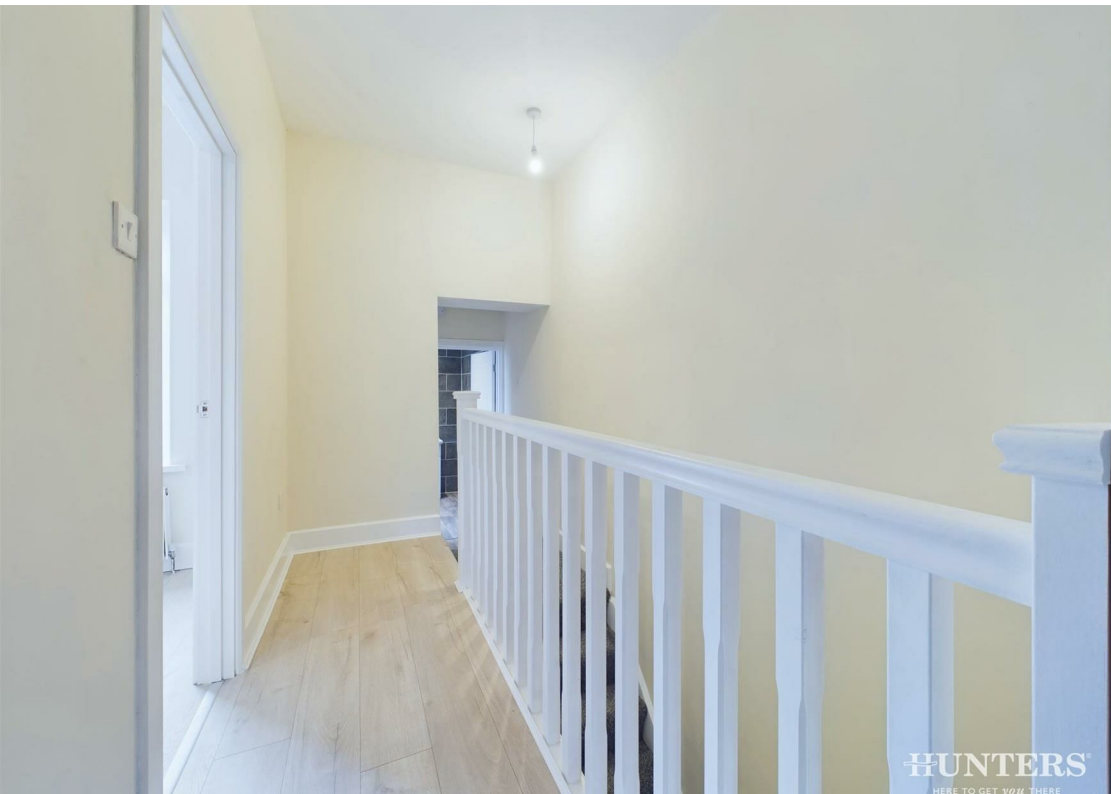




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