



HUNTERS[®]

HERE TO GET *you* THERE



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Langdon Close, Consett

£142,500



Hunters are delighted to welcome to the market this three bedroom semi detached property, offered with sitting tenants this property would make the perfect investment opportunity.

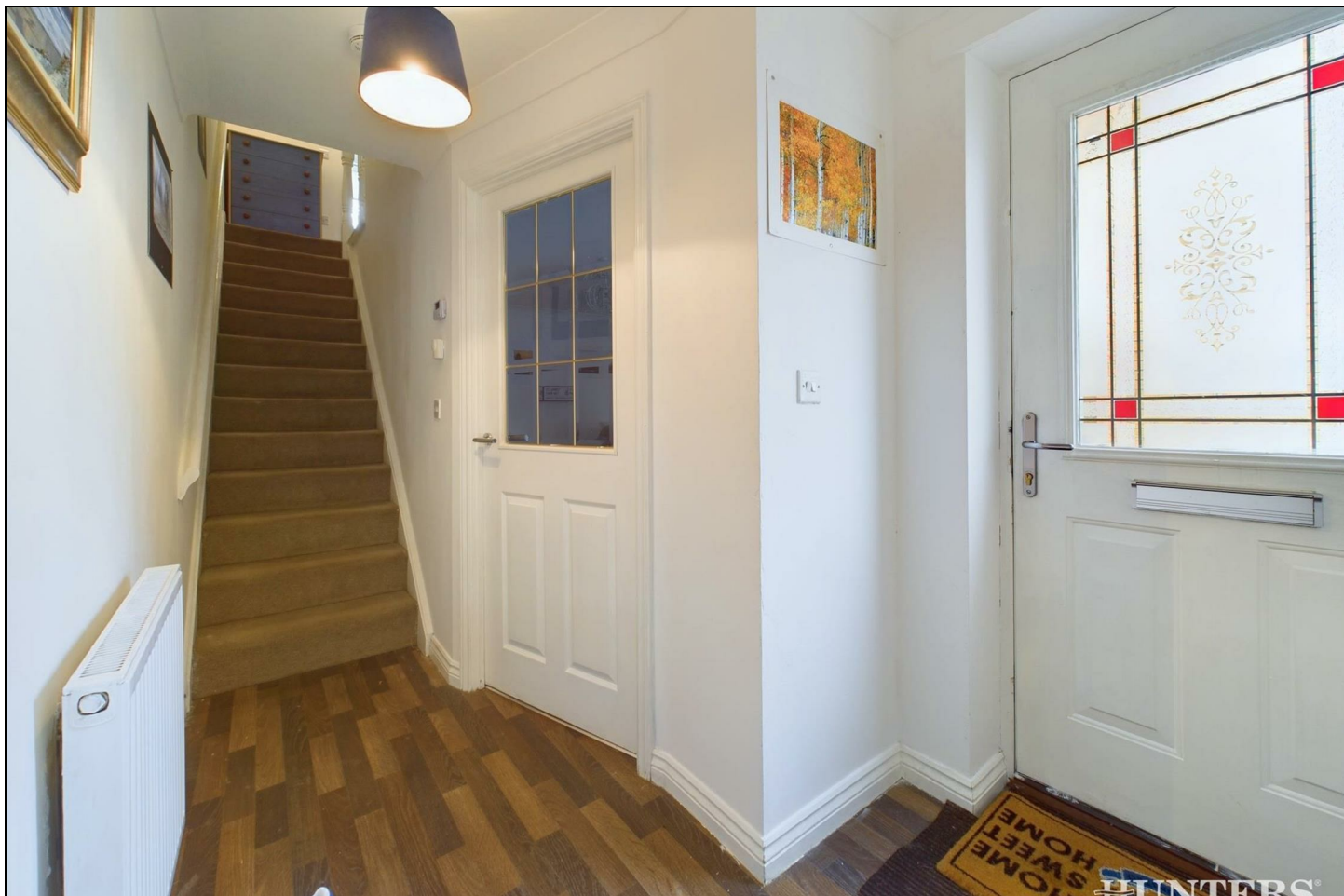
Briefly the property comprises of entrance hallway with stairs leading to the first floor, door to the left leading to the downstairs WC, door to the right leading to the lounge, to the rear is the kitchen/diner with french doors leading to the garden.

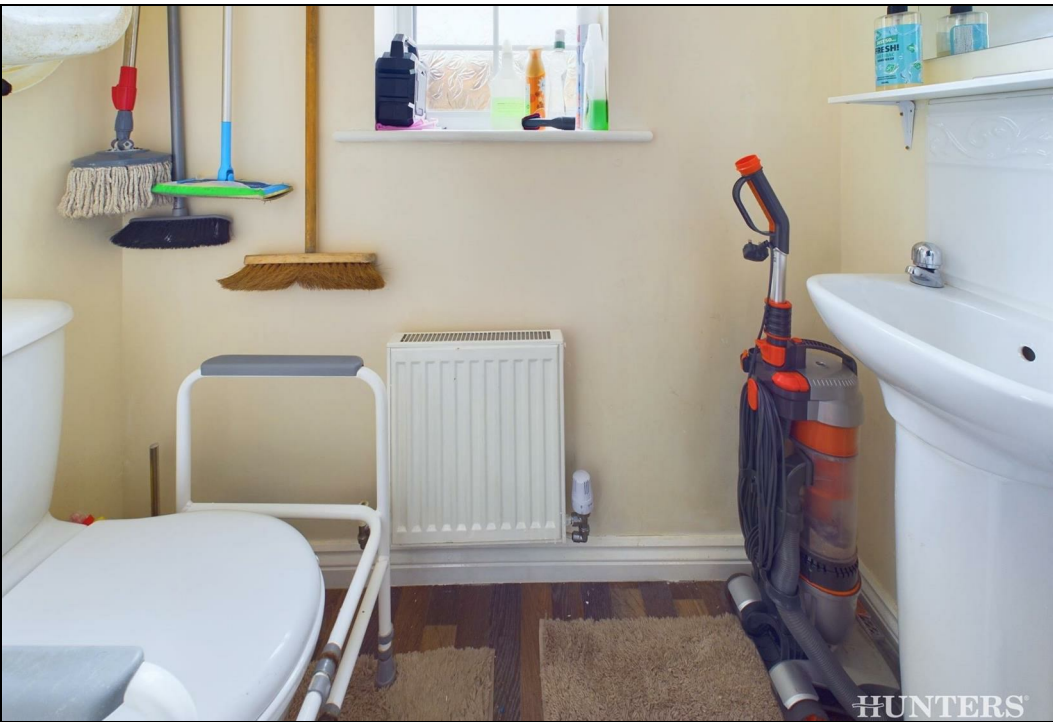
To the first floor is the master bedroom with fitted wardrobes to the front aspect, to the side is the family bathroom and to the rear is the second and third bedroom.

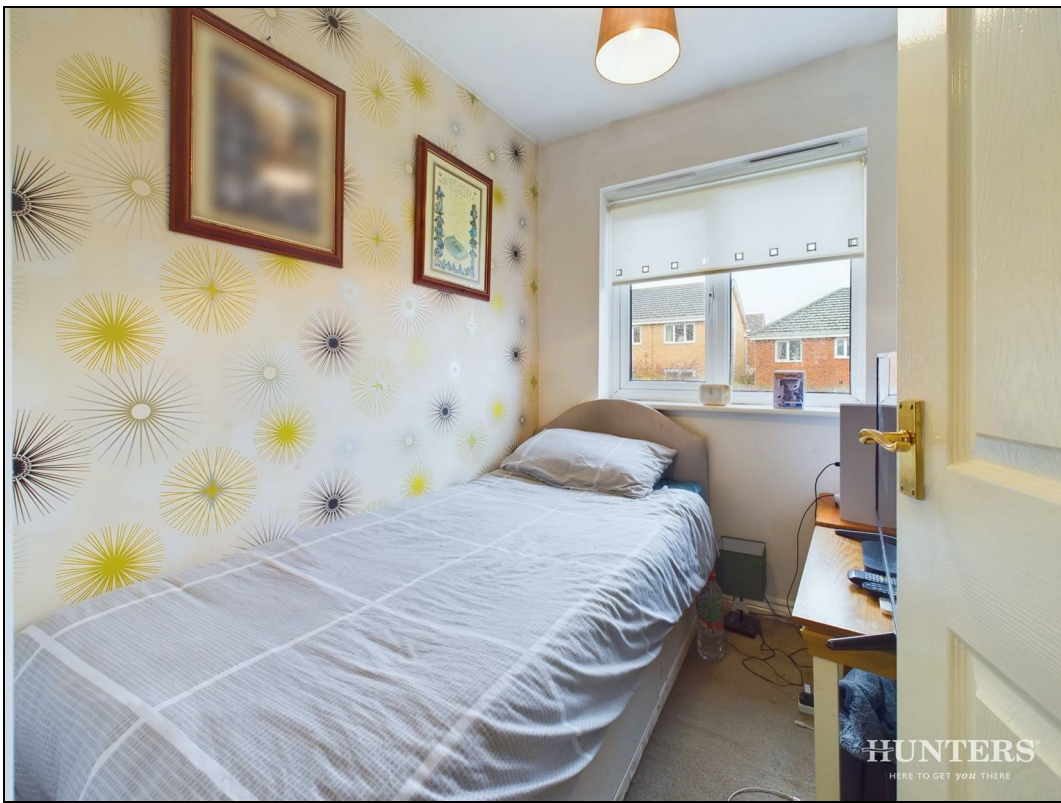
Externally to the front of the property is off road parking and a paved path leading to the entrance of the property. To the rear of the property is an enclosed garden laid with lawn, patio area and a paved path. There is a gate with external access from the garden.

KEY FEATURES

- PERFECT INVESTMENT OPPORTUNITY
 - SEMI DETACHED
 - THREE BEDROOMS
 - LOUNGE
 - KITCHEN/ DINER
- OFF ROAD PARKING
- GARDEN TO THE REAR

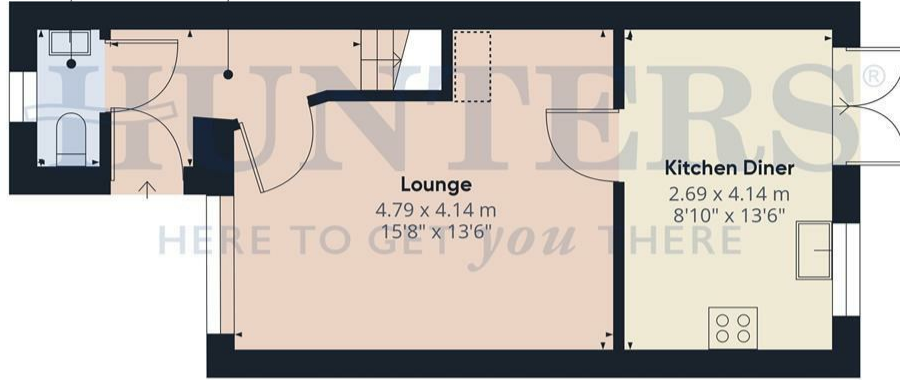






WC/Cloak
0.90 x 1.80 m
2'11" x 5'10"

Hallway
3.12 x 1.77 m
10'2" x 5'9"



Ground Floor



Floor 1



Approximate total area⁽¹⁾

63.17 m²
679.92 ft²

Reduced headroom

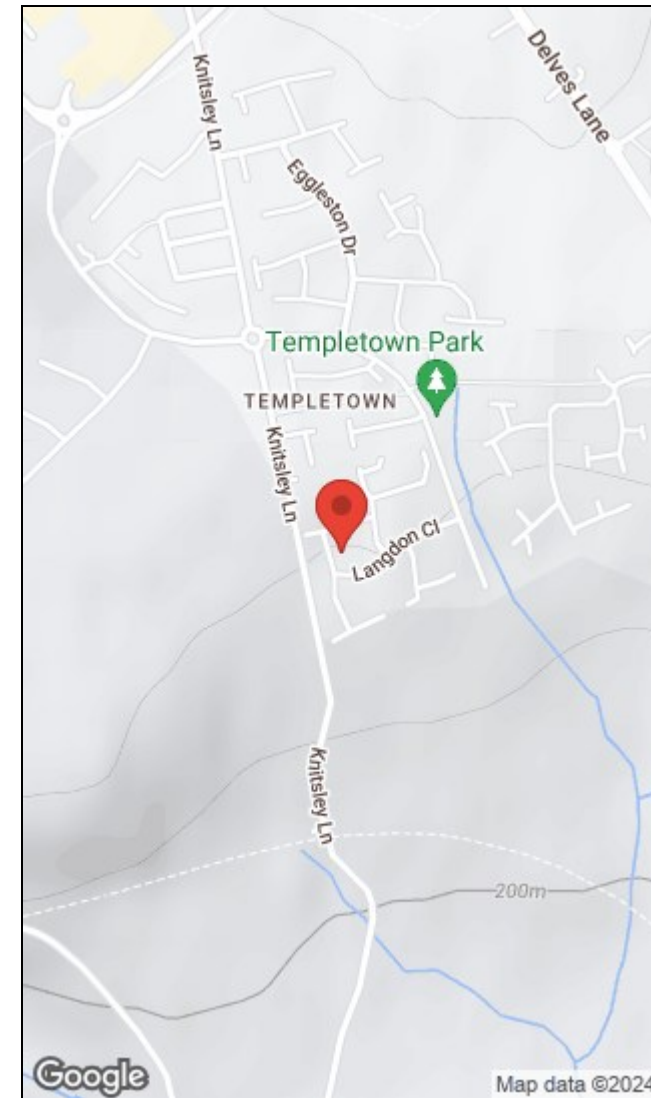
0.45 m²
4.8 ft²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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