



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

41 Queens Gate, Consett, DH8 5FB

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## 41 Queens Gate, Consett, DH8 5FB

### Offers Over £110,000

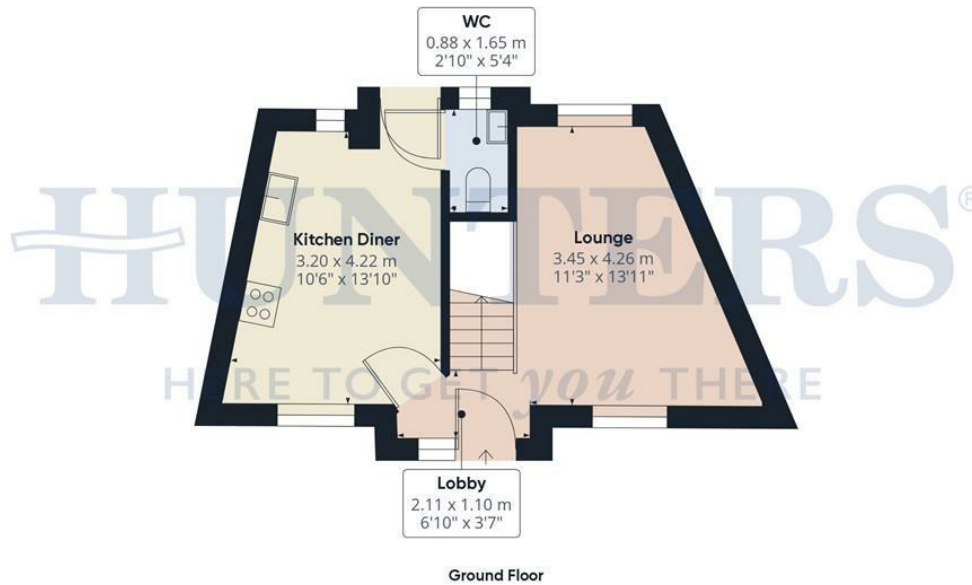
Hunters are delighted to welcome to the market this immaculate mid terrace, two bedroom property. This property benefits from being close to Consett town centre and would be the perfect purchase for first time buyers!

Briefly the property comprises of an entrance lobby with stairs leading to the first floor. To the right is the lounge with under stairs storage cupboard and to the left is the kitchen/diner with feature breakfast bar and access to the rear garden and the downstairs WC.

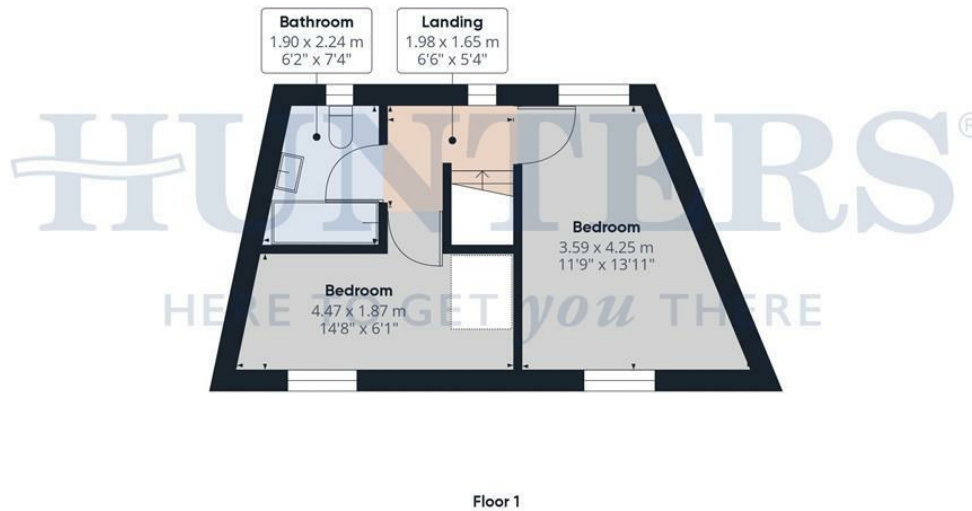
To the first floor of the property is two bedrooms and a family bathroom.

Externally to the front of the property is a lawn with a paved path leading to the front entrance. To the rear is a garden with lawn, and this property also benefits from an allocated parking bay.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
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Approximate total area<sup>(1)</sup>  
56.99 m<sup>2</sup>  
613.45 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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			
EU Directive 2002/91/EC			
England & Wales			

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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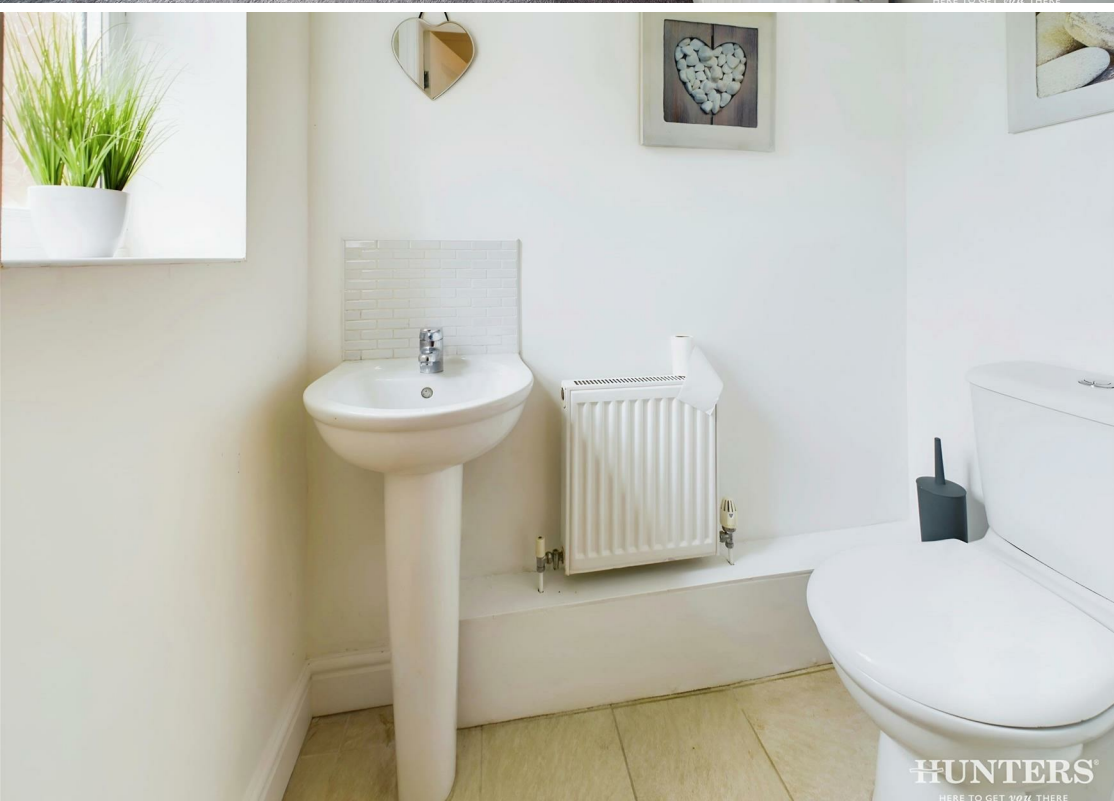
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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