



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

39 Manor Close, Consett, DH8 8BN

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# 39 Manor Close, Consett, DH8 8BN

## Reduced To £239,950

Hunters are delighted to welcome to the market this stunning link detached family home. This property is well presented through out and benefits from being located on a popular estate.

As you approach the property you are greeted by a gravelled driveway with parking for up to 4 cars and an attached garage, there is a well maintained lawn to the left and new dark grey window units which give the property a modern look.

Stepping inside the property you are greeted with a welcoming hallway with downstairs WC to your left and stairs leading to the first floor. The second door to your left is the lounge which features a beautiful log burner fire. To the rear is the bright and airy kitchen/dining room which opens up to the sun room. The kitchen is finished to a modern standard with high gloss units and marble effect benches, it is fully equipped with integrated appliances such as oven, hob, fridge and freezer. The sun room, currently used as a play room has french doors leading to the rear garden. From the kitchen there is also access to the utility room and garage.

To the first floor of the property at the front aspect is the master bedroom with en suite shower room. To the rear is the family bathroom and a further two bedrooms, both with fitted storage space.

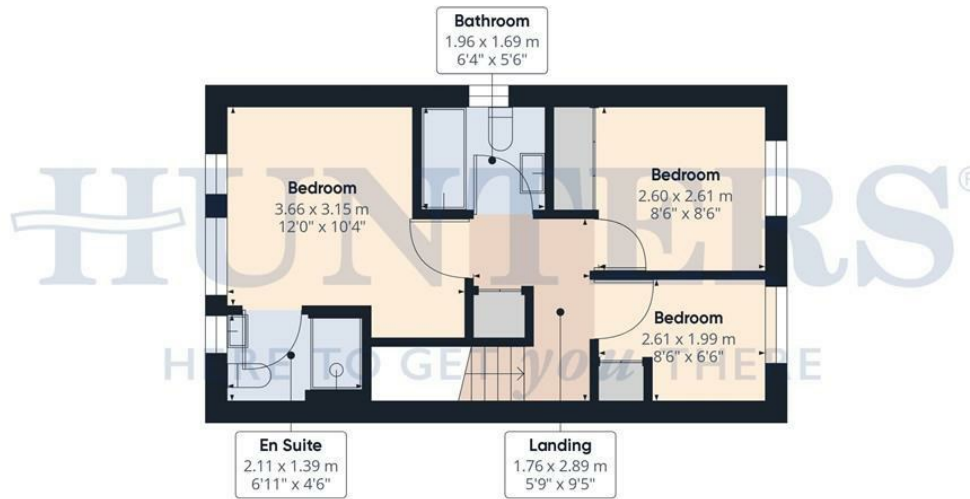
Externally the property offers an enclosed rear garden with grass laid to lawn and block paved area perfect for entertaining.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
consett@hunters.com | www.hunters.com



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

101.68 m<sup>2</sup>  
1094.45 ft<sup>2</sup>

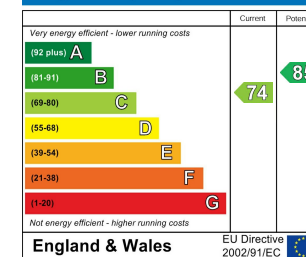


(1) Excluding balconies and terraces

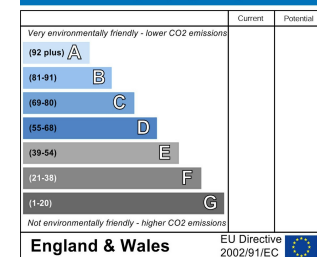
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</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>		
<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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