



HUNTERS
FOR SALE

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7 West Acre, Consett, DH8 0AY

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£259,950

Hunters are delighted to welcome to the market this rare, detached property in the sought-after village of Shotley Bridge, in a quaint cul de sac and close to the beautiful open countryside.

As you approach this stunning property you are greeted by a well-maintained, lawned garden with a surrounding flower bed housing flowers, shrubs and bushes. On the right is a pathway leading to the front entrance and to the left is a block paved driveway which leads to the detached garage and rear garden.

As you step into the property you are welcomed by a bright, airy hallway with an under-stairs cupboard and stairs leading to the first floor. A doorway on the right leads into the spacious, dual-aspect dining and kitchen area which is fully fitted with a good range of storage units, double oven, ceramic hob, integrated washer, fridge, freezer and dishwasher. A doorway on the left leads into the living room which has a gas fire and feature fireplace. Both ground floor rooms have a large bay window, which makes them very light and airy. A ground floor toilet is located off the rear entrance area.

The first-floor landing has doorways leading to the master bedroom, which has fitted wardrobes and units, and there are two further bedrooms. The bathroom is situated at the rear of the property and benefits from having a separate bath and shower cubicle.

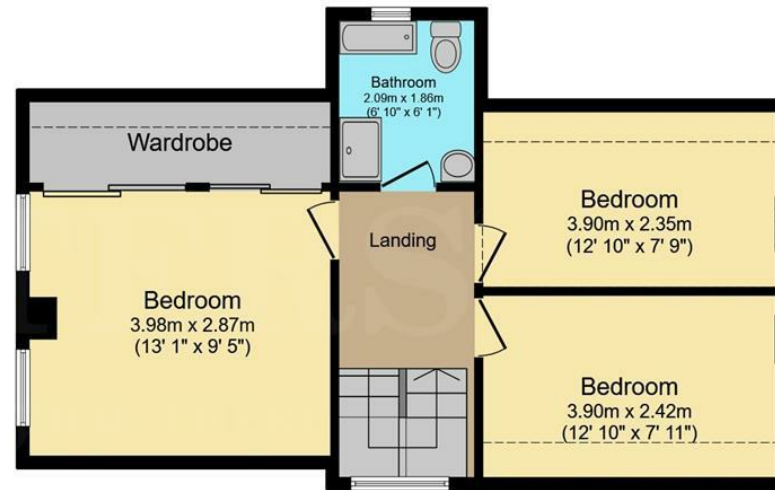
The extensive, well-established rear garden covers 0.15 acres. It is beautifully landscaped on numerous levels and comprises of paved patio areas, lawns and planting, housing a wide variety of flowers, shrubs and trees. It is a perfect outdoor area for relaxing or entertaining.

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Ground Floor

Floor area 58.9 m² (633 sq.ft.)



First Floor

Floor area 49.6 m² (534 sq.ft.)

TOTAL: 108.4 m² (1,167 sq.ft.)


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px 5px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 2px 5px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #90ee90; color: white; padding: 2px 5px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffff00; color: black; padding: 2px 5px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffa500; color: black; padding: 2px 5px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ff4500; color: white; padding: 2px 5px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #ff0000; color: white; padding: 2px 5px;">(1-20) G</div> <p><i>Not energy efficient - higher running costs</i></p>		
England & Wales	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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