



**HUNTERS**<sup>®</sup>  
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11 Abbots Way, Consett, DH8 5XU

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Asking Price £254,950

Hunters are delighted to welcome with no onward chain an immaculate detached property listed for sale. This stunning home is ideally suited for families and couples alike, boasting a wealth of features to ensure utmost comfort and convenience.

This attractive property is set within the very popular Genesis way in Consett, The property comprises of entrance porch area leading to the living area with solid oak herringbone flooring, from the hallway to the open-plan kitchen-dining area. which is perfect for entertaining guests or enjoying family meals together then through the french doors into the garden. In addition, the property benefits from a downstairs WC. and utility room. and a integral garage with double driveway.

To the first floor there are four well-proportioned double bedrooms, offering ample space for relaxation and storage. The master bedroom benefits from a en-suite and fitted sliding mirrored wardrobes, providing an exclusive space for privacy. The house also features a large main family bathroom.

To the rear of the property there is enclosed lawned garden. This property is conveniently situated close to public transport links, local amenities, and parks.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
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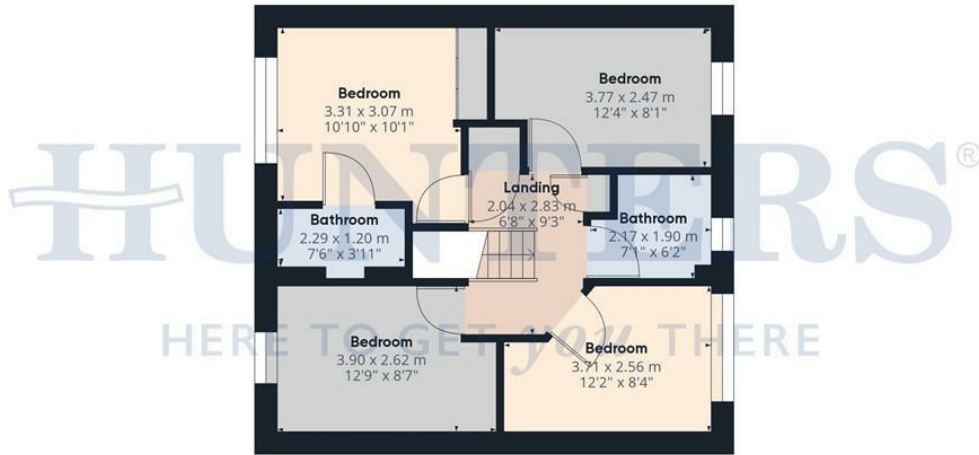




Ground Floor

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

104.38 m<sup>2</sup>  
1123.51 ft<sup>2</sup>



Floor 1

(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>92</b>
(81-91) <b>B</b>		<b>82</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 energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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>			
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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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