



HUNTERS[®]
HERE TO GET *you* THERE

16 Clarence Gardens, Consett, DH8 5TU

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£169,950

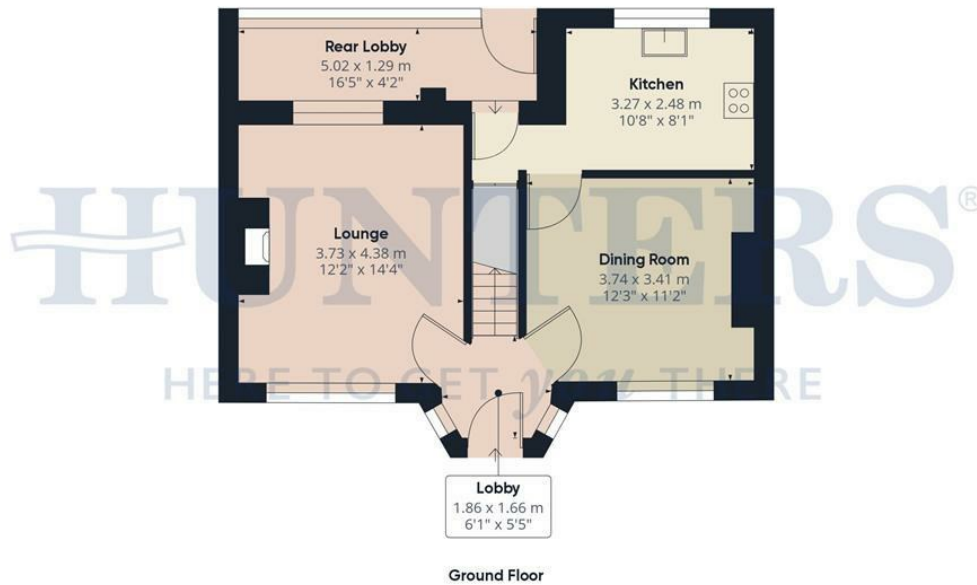
Hunters are delighted to welcome to the market this immaculate, terraced property that is currently for sale, nestled in a quiet cul-de-sac, this home is conveniently positioned near local amenities and Consett park, making it an ideal place for families and couples alike.

As you step inside, you'll be greeted by two charming reception rooms. The first one features a warm and inviting log burner, perfect for cozy evenings. The second one is separate and provides an ideal space for entertainment or relaxation. There is a contemporary fitted kitchen and rear lobby.

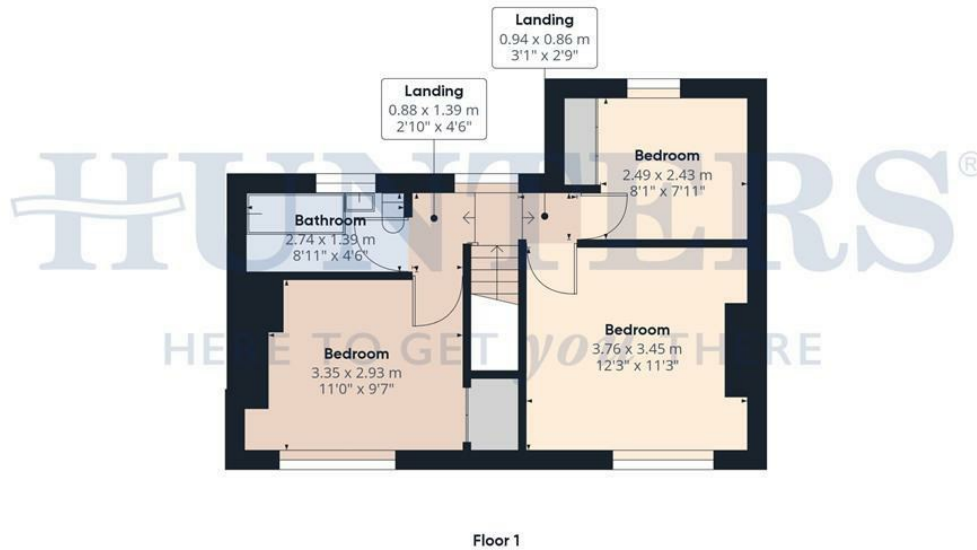
The first floor comprises of three double bedrooms, Each room exudes a comforting atmosphere, and there is also a modern family fitted bathroom.

With off street parking for up to three cars and stunning garden area, the outside is just as impressive as the inside. The garden provides a peaceful outdoor space for you to enjoy, whether you like to garden, entertain, or simply sit and enjoy the sunshine.

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Approximate total area⁽¹⁾
 87.99 m²
 947.06 ft²



(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) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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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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