



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

71 Front Street, Leadgate, Consett, DH8 7SF

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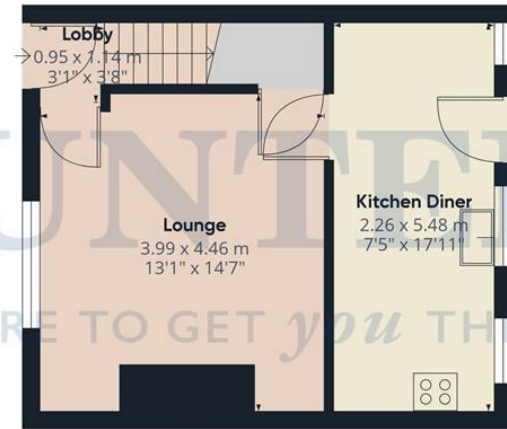
£59,950

Hunters are delighted to welcome this mid terrace two bedroom property offered to the market with no onward chain. This property would make the perfect investment opportunity due to its need of some modernisation.

Briefly the property comprises of an a reception room and kitchen/diner to the rear aspect with access to the rear yard. To the first floor of the property are two double bedrooms and a bathroom.

Externally is a low maintenance forecourt to the front and a yard to the rear.

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

**Landing**  
0.89 x 1.08 m  
2'10" x 3'6"



Floor 1

Approximate total area<sup>(1)</sup>  
64.41 m<sup>2</sup>  
693.33 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>72</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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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