



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

18 Park Terrace, Leadgate, Consett, DH8 7QD

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£74,950

This charming terraced property is currently on the market for sale. Ideal for both couples seeking a cosy home and investors looking for a potential investment opportunity. The property is situated in a quiet location with the convenience of nearby schools and scenic walking routes, making it suitable for a peaceful yet active lifestyle.

The property boasts two spacious reception rooms. The first is a comfortable lounge which provides a perfect space for relaxation and leisure. The second is a dining room, designed to accommodate warm and inviting meals. Each room is well-structured, providing a unique space for different activities.

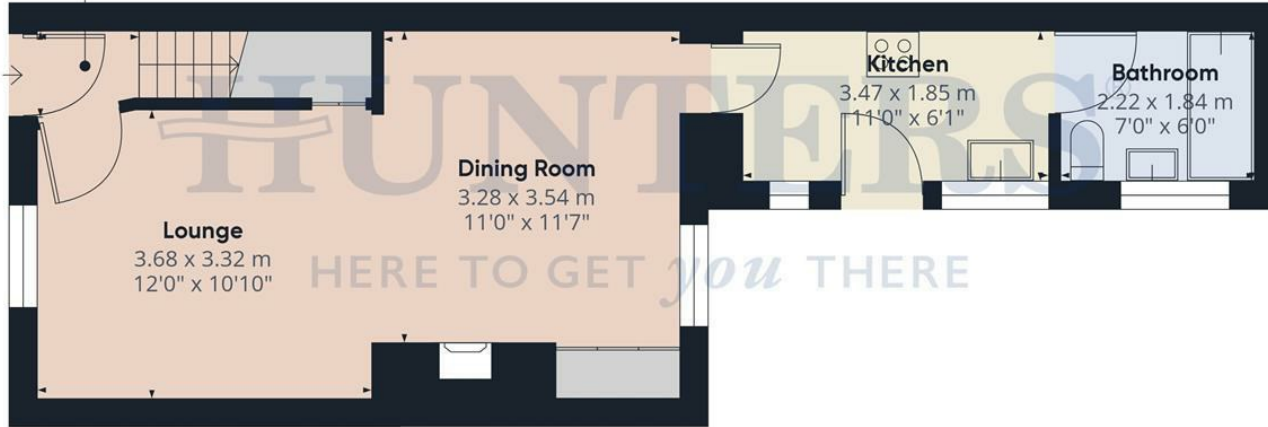
Adding to the charm of the property is a well-equipped kitchen, offering ample space for cooking and meal preparation.

The property features two double bedrooms, each offering ample space and comfort. The bedrooms are well-lit and ventilated, allowing for a serene and relaxed living experience.

The property has a bathroom fitted with all the necessary fixtures. The bathroom is designed to offer a tranquil and relaxing environment, perfect for unwinding after a long day.

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**Lobby**  
0.96 x 0.94 m  
3'0" x 3'1"



Ground Floor

**Landing**  
0.77 x 0.81 m  
3'0" x 2'8"



Floor 1



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

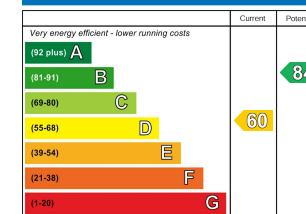
66.48 m<sup>2</sup>  
715.58 ft<sup>2</sup>

(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.

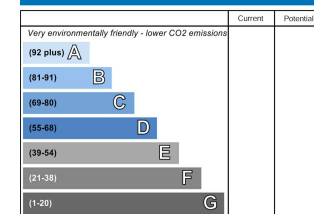
GIRAFFE360

**Energy Efficiency Rating**




England & Wales EU Directive 2002/91/EC

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



England & Wales EU Directive 2002/91/EC

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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.











