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12 Moorland View, Consett, DH8 9QU

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# 12 Moorland View, Consett, DH8 9QU

## Reduced To £144,950

For Sale: A beautiful semi-detached house, set on an attractive corner plot, offering stunning views and peaceful surroundings. The property is in good condition and boasts distinctive features including a cosy fireplace in the lounge and extensive off-road parking.

The house is generously proportioned with two reception rooms, providing ample space for relaxation and entertainment. The lounge is particularly inviting with a log burner and the second reception room is an open-plan dining room with large windows that flood the space with natural light and provide access to the garden.

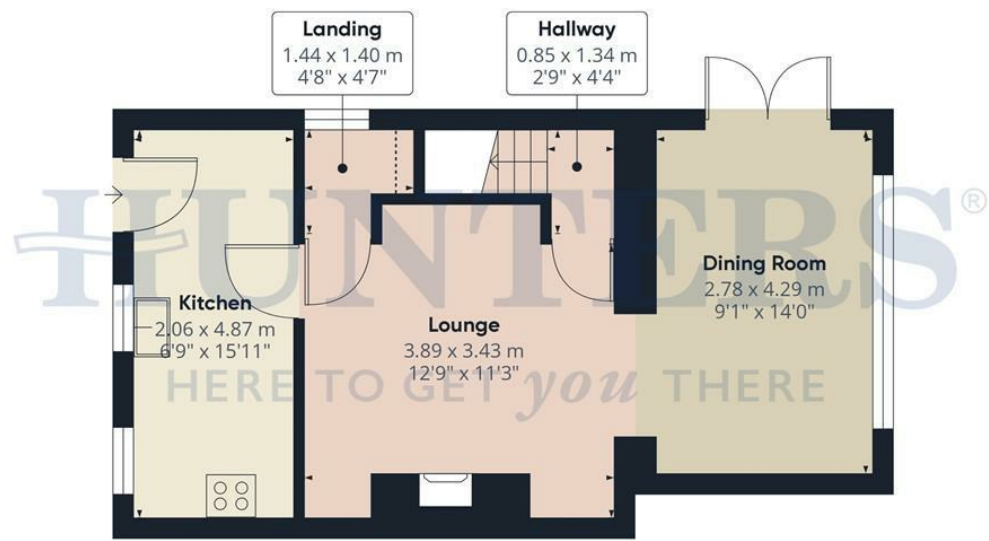
The property has two double bedrooms, with the first offering built-in wardrobes and beautiful views, making it a perfect sanctuary. The second double bedroom is also spacious and versatile. Additionally, there is an attic room currently being used as a bedroom, although it does not have building regulations.

The house features a well-equipped kitchen with a breakfast bar, ideal for informal dining or morning coffee. With one bathroom to complement the bedrooms, this house is perfect for families or couples seeking a comfortable and charming home.

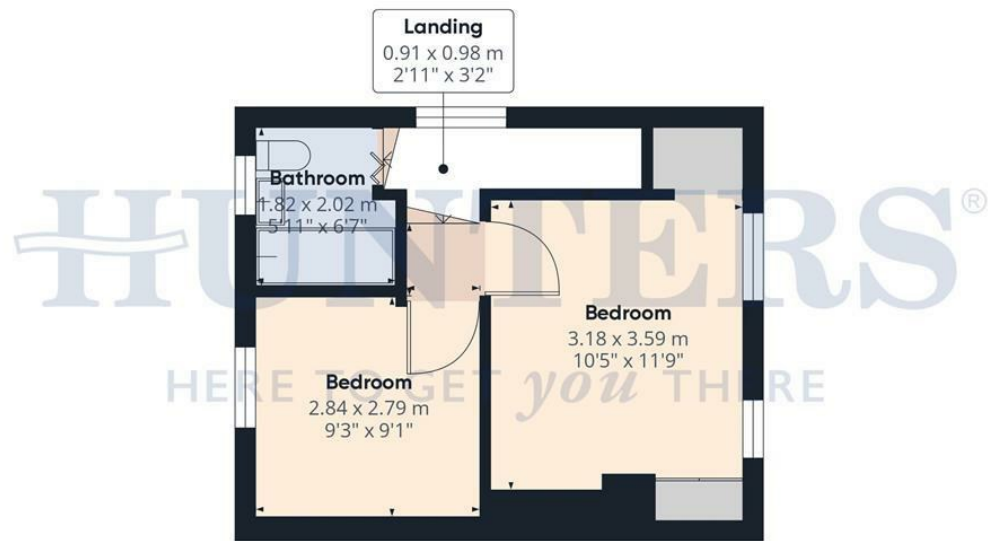
Outside, the property sits on a sizeable plot with a lovingly maintained garden, ideal for enjoying the outdoors and soaking up the stunning views. The location is perfect for those who enjoy walking routes and yearn for a peaceful lifestyle.

In summary, this semi-detached house offers a unique opportunity to acquire a home with character and potential in a sought-after location.

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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
64.92 m<sup>2</sup>  
698.79 ft<sup>2</sup>

**Reduced headroom**  
0.2 m<sup>2</sup>  
2.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

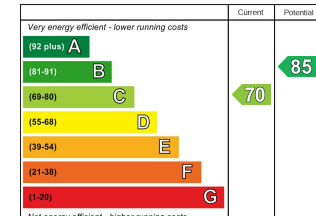
Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

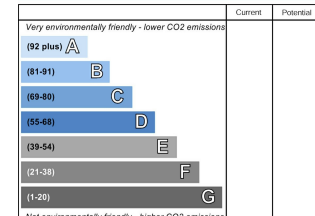
GIRAFFE360

**Energy Efficiency Rating**



Not energy efficient - higher running costs  
EU Directive 2002/91/EC

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




Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

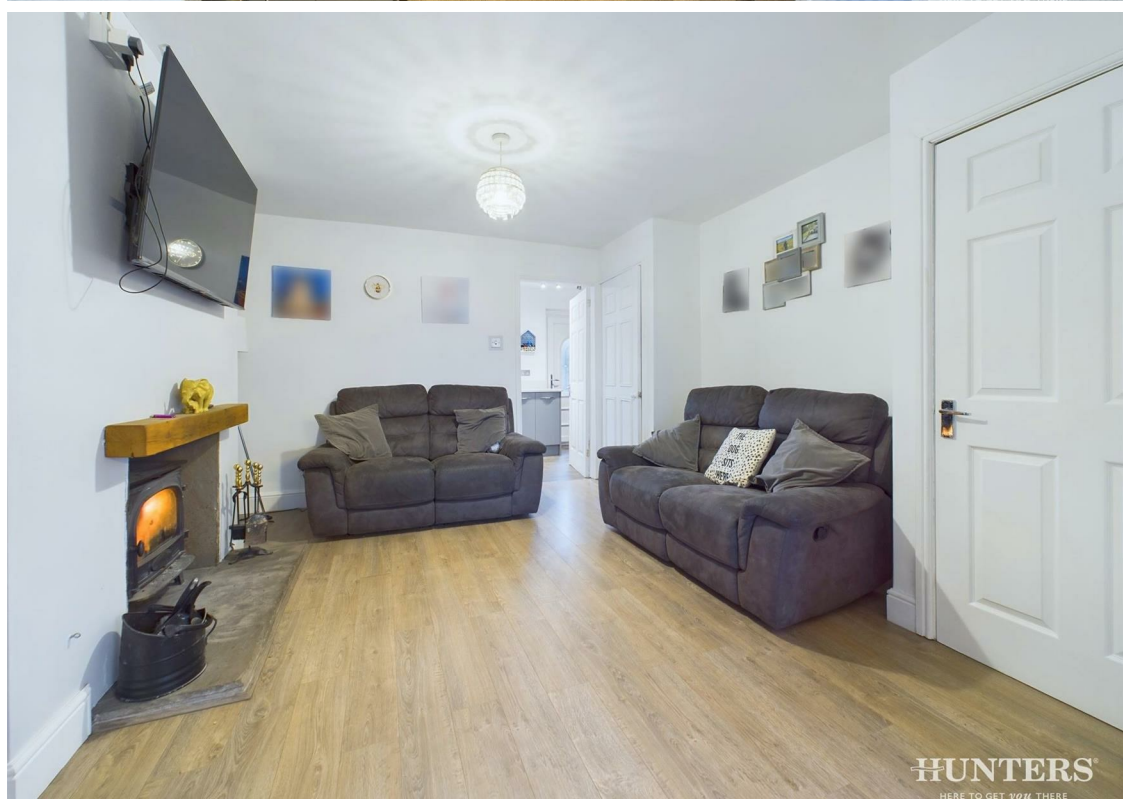
England & Wales

England & Wales

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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.







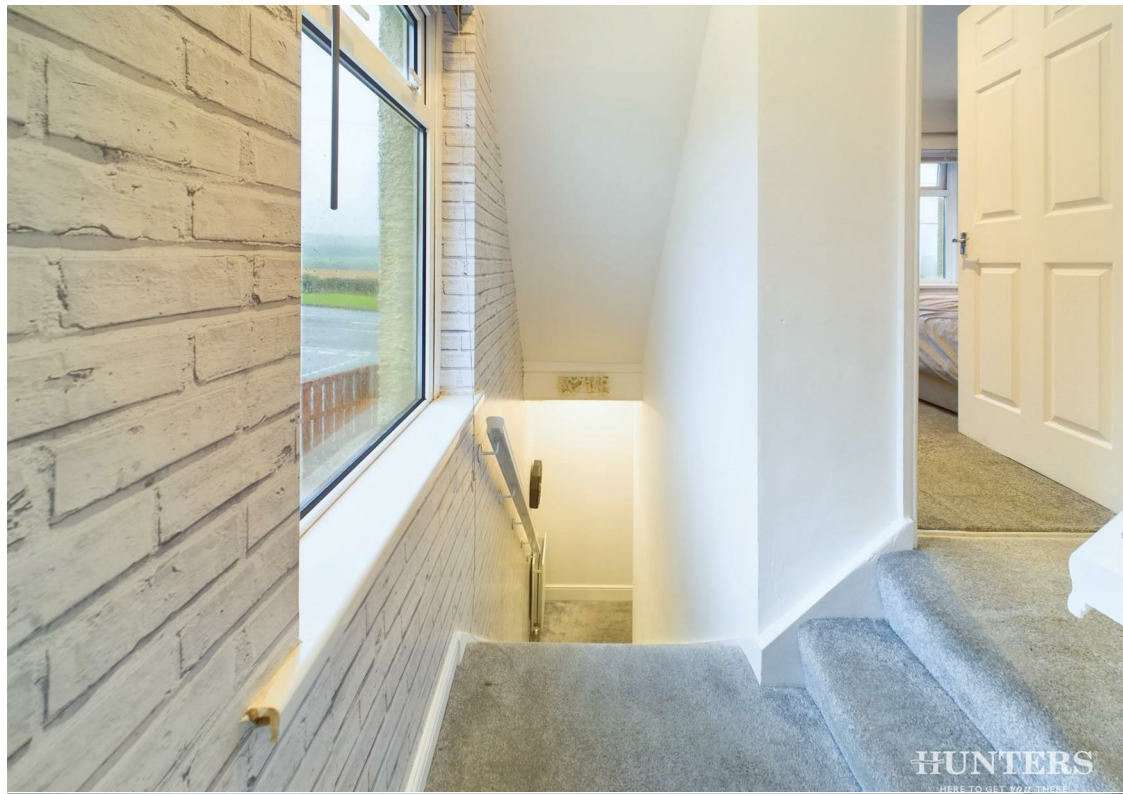
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