



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

12 John Street, Blackhill, Consett, DH8 0AD

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Asking Price £109,950

Presenting this delightful terraced house for sale, situated in an area boasting nearby parks and scenic walking routes. The property is in good condition, ready for its new owners to make it their own.

Upon entering the house, you are welcomed into a cosy reception room, complete with a lounge area and a multi fuel burner. This makes it an excellent space for relaxation, particularly during the colder months, with the fireplace serving as a unique feature of the property.

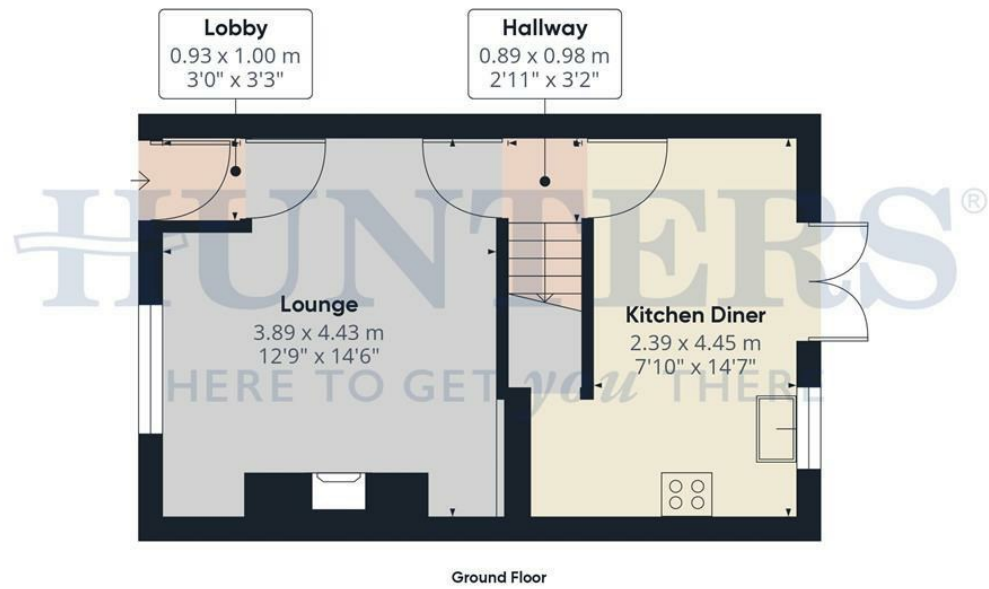
The house comprises two spacious double bedrooms. Bedroom one is particularly charming, displaying original varnished floorboards which adds a touch of character to the room.

Moving on to the culinary heart of the home, the kitchen is a fantastic feature. It offers ample dining space and a breakfast bar, ideal for casual meals. Furthermore, direct access to the yard is provided from the kitchen, making it perfect for alfresco dining or entertaining in the warmer months.

The outdoor area itself is a lovely yard with a paved patio and rendered walls, providing a private space for relaxation or socialisation.

This property is ideal for couples looking for a comfortable and inviting home. Its good condition means you can move straight in and start enjoying everything this charming house has to offer.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
consett@hunters.com | www.hunters.com



Approximate total area<sup>(1)</sup>  
59.43 m<sup>2</sup>  
639.7 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.


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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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.

