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FOR SALE

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31 Roger Street, Consett, DH8 5SX

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£174,950

We are pleased to present this immaculate, terraced house on the market, ideal for families seeking a comfortable and stylish place to call home. The property exhibits a unique charm with its bespoke features and seamless blend of classic and modern detailing.

The house boasts four bedrooms, each with its own character. The master bedroom comes with built-in wardrobes and a striking wall panel. The second bedroom is double-sized and also includes built-in wardrobes. The third is an ideal single room, while the fourth is a spacious double attic room. Please note, the fourth bedroom requires building regulations.

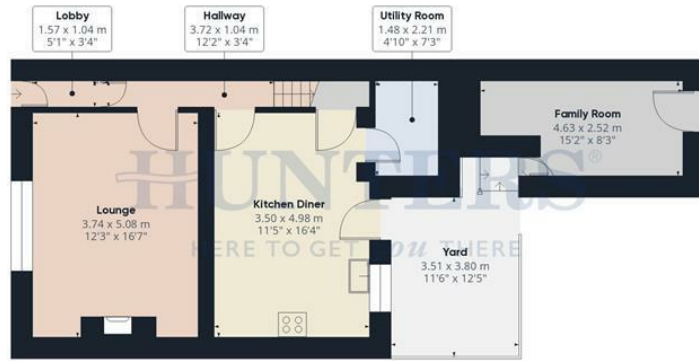
This property also features two well-appointed reception rooms. Reception Room one is spacious and equipped with a cosy log burner, perfect for those chilly winter evenings. Meanwhile, the second reception room is currently serving as a delightful home bar, doubling as a versatile family room.

The recently refurbished kitchen is a true highlight, boasting wood effect laminate countertops, a dining space, and a convenient breakfast bar. The bathroom is equally impressive, housing a rain shower and a heated towel rail.

Located near parks and walking routes, this property offers the perfect blend of city living and natural beauty. There is also off road parking to the rear secured by an electric roller door.

This house is a testament to perfect design and functionality, ensuring a homely atmosphere for its future inhabitants. Don't miss the chance to view this fantastic property.

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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

122.64 m²
1320.1 ft²

Balconies and terraces

14.69 m²
158.12 ft²

Reduced headroom

4.05 m²
43.56 ft²

(1) Excluding balconies and terraces

Reduced headroom

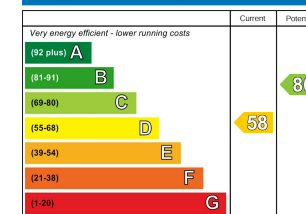
..... Below 1.5 m/5 ft

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.

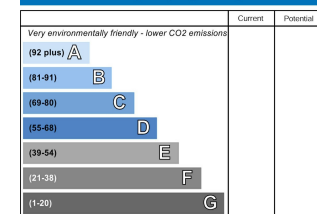
GIRAFFE360

Energy Efficiency Rating




England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

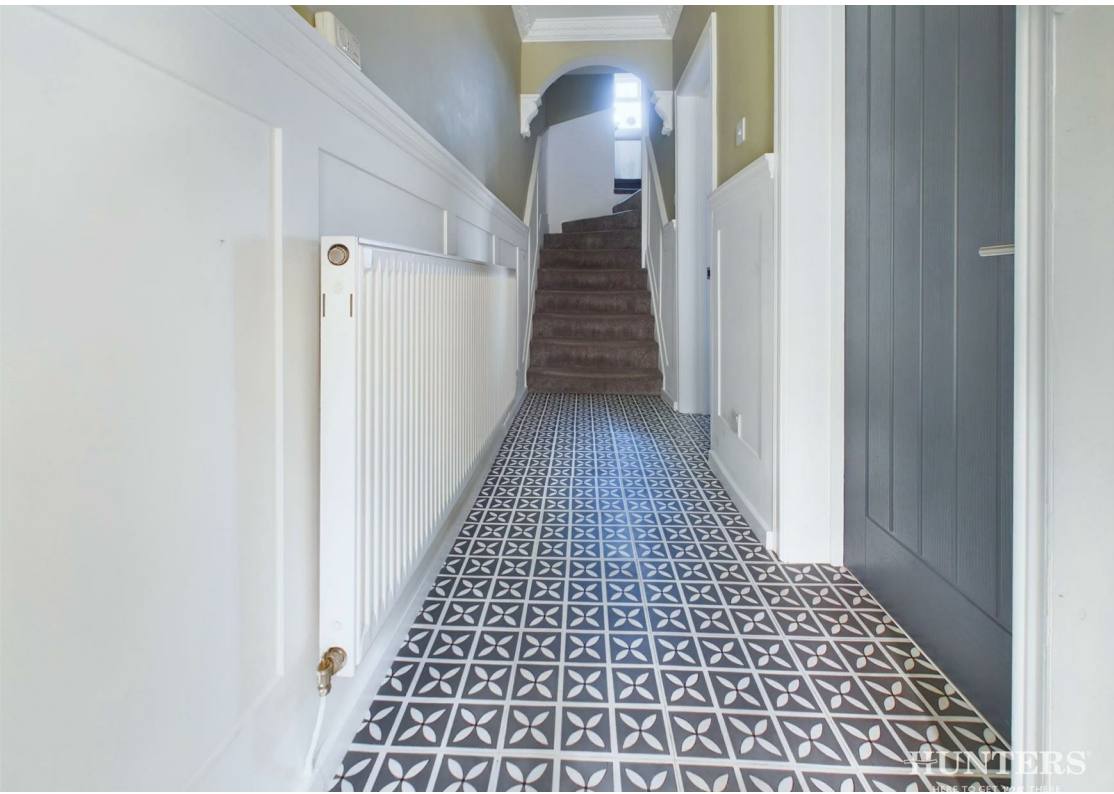
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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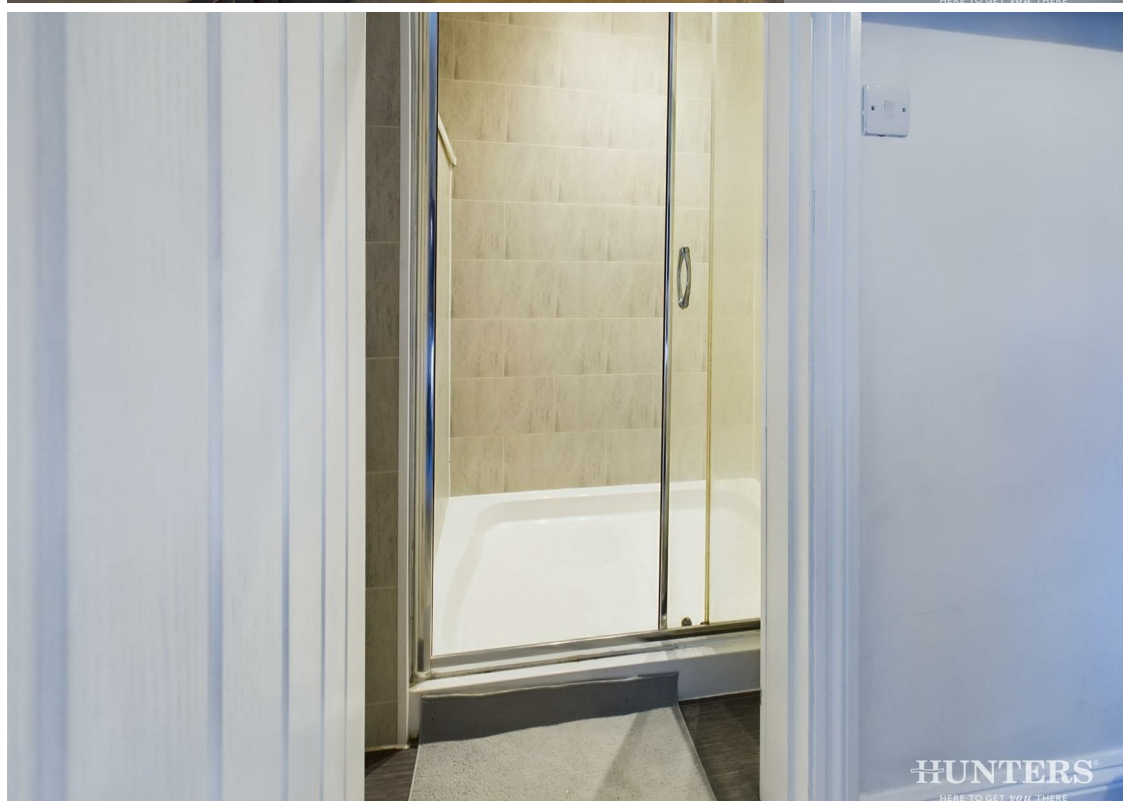
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