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34 Ash Grove, Consett, DH8 6EB

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## 34 Ash Grove, Consett, DH8 6EB

£189,950

This detached house, currently listed for sale, boasts a generous layout with three double bedrooms, two bathrooms, two reception rooms, and a single, open-plan kitchen.

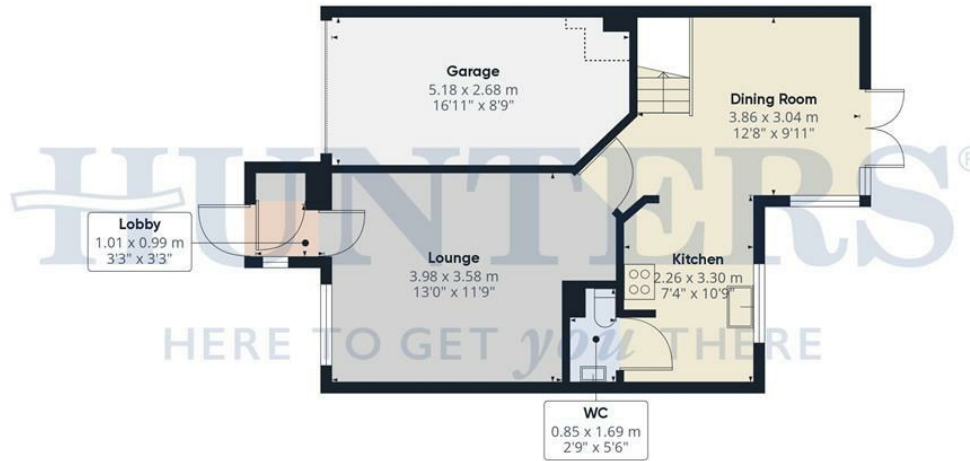
Each bedroom is spacious and comfortable, with the primary bedroom offering substantial built-in wardrobes and an en-suite for added convenience. The remaining two bedrooms are also spacious and well-appointed. The three bathrooms include a family bathroom, En suite and a downstairs WC, each designed for comfort and functionality.

The heart of the home is the open-plan kitchen, bathed in natural light with ample room for dining. It offers an inviting space for meal preparation and family gatherings. The two reception rooms further enhance the property's spaciousness. The lounge is perfect for relaxation, while the second reception room is versatile, featuring access to a garden, and can be utilised as a dining room.

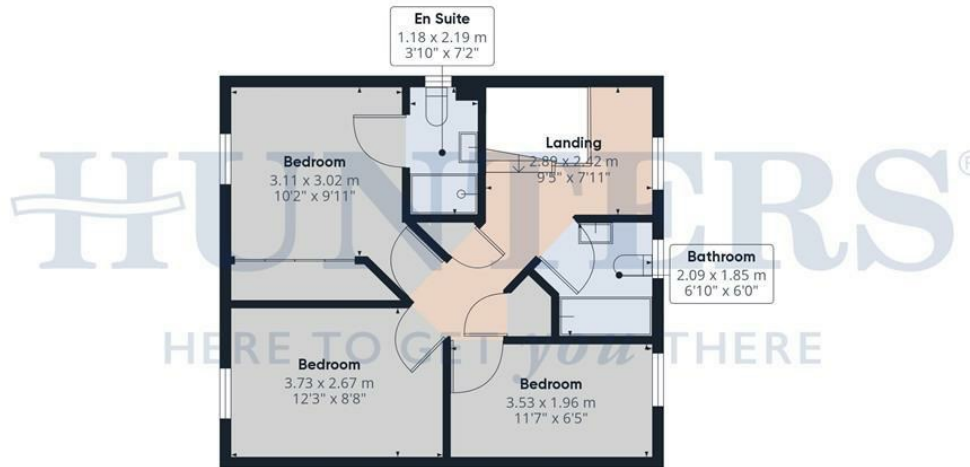
The property also includes off-road parking and a garden to the rear with grass laid to lawn, providing a peaceful outdoor space. Additionally, the property features a garage for secure parking and storage, and the advantage of no onward chain.

Its location near schools and local amenities makes it ideally positioned for families and couples who value convenience and accessibility. This property offers a remarkable opportunity for those seeking a home that combines style, space, and location.

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Ground Floor



Floor 1

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

94.6 m<sup>2</sup>  
1018.28 ft<sup>2</sup>

Reduced headroom

0.64 m<sup>2</sup>  
6.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

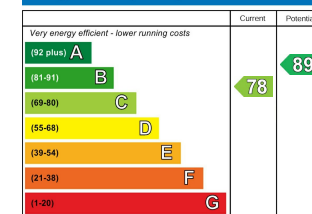
..... Below 1.5 m/5 ft

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.

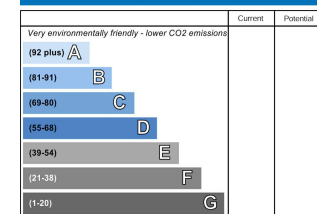
GIRAFFE360

**Energy Efficiency Rating**




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>		<b>89</b>
(81-91) <b>B</b>	<b>78</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>		
<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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