



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

20 Gloucester Road, Consett, DH8 7LL

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Asking Price £115,000

The property is in good condition, ready for a new family to make it their home. The house is noteworthy for its ample space, comprising three bedrooms and a welcoming reception room.

The property's bedrooms are spacious, with two double rooms and a single room, making it ideal for families. The first double bedroom features a handy storage cupboard, providing plenty of space for personal items. The bathroom is modern and fitted with a walk-in shower, offering both comfort and convenience.

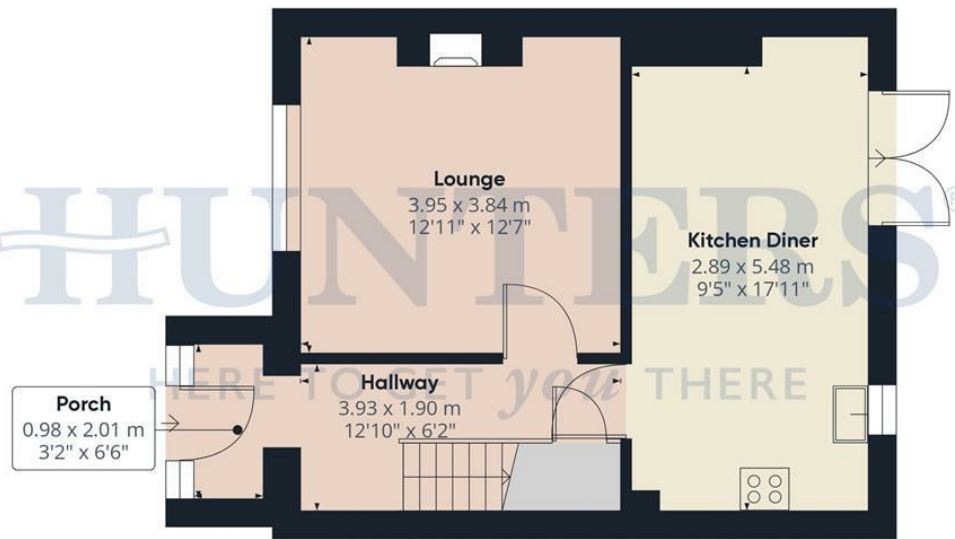
The kitchen is a real highlight of the property, filled with natural light and offering a dining space. It is perfect for family meals or entertaining guests. One unique feature of the property is the log burner, adding a warm and cosy touch to the home.

Furthermore, the property boasts a garden to the rear, providing a perfect outdoor space for relaxation or children to play.

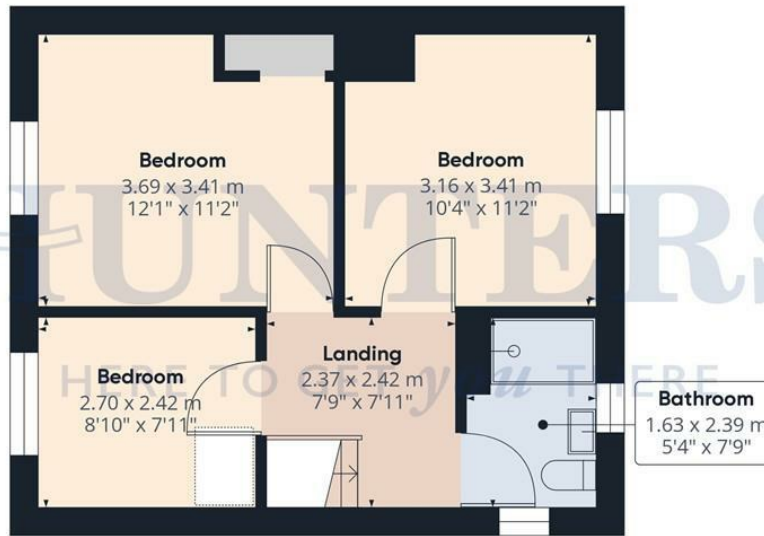
The property is well-located, being near schools and local amenities. For those who enjoy the outdoors, there are plenty of walking routes nearby. The house comes with an Energy Performance Certificate (EPC) rating of C and falls under council tax band A, making it an affordable choice for many.

This property offers a lot of potential for a family looking to settle down in a friendly and convenient neighbourhood. Don't miss out on this opportunity.

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Ground Floor



Floor 1

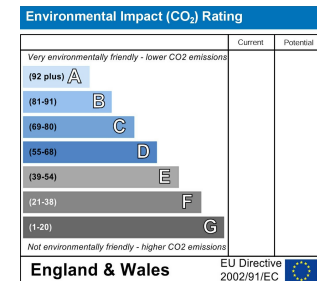
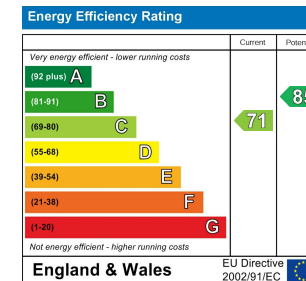
Approximate total area<sup>(1)</sup>

78.67 m<sup>2</sup>  
846.83 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

	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>71</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.











