



**HUNTERS®**  
HERE TO GET *you* THERE

31 Edith Street, Consett, DH8 5DN

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Reduced To £89,950

For sale is a charming terraced house that offers an abundance of potential. This three-bedroom property is in need of modernisation, making it a perfect project for first-time buyers or investors looking to put their personal touch on a home.

The property boasts two spacious reception rooms. The first one features a charming fireplace, providing an ideal setting for a cosy lounge. The second reception room is a dining area with direct access to the garden, perfect for alfresco dining or entertaining guests.

The house also contains three bedrooms. The first double bedroom benefits from an en-suite bathroom. The second bedroom is also a double, offering plenty of space for furnishings. The third bedroom is a single room, excellent for use as a guest room or home office.

There are two bathrooms in the property. The first bathroom is a wet room and the second one is an en-suite to the master bedroom.

The kitchen is filled with natural light and comes with integrated appliances such as oven, hob, fridge and freezer.

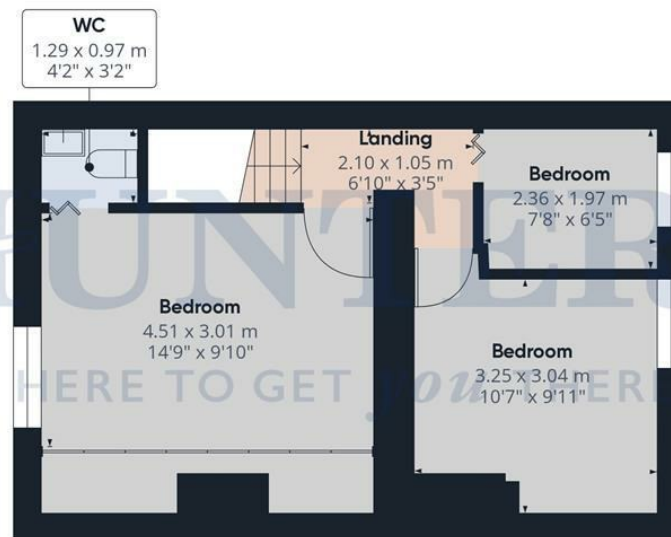
The location of the house is beneficial, with convenient public transport links and local amenities within easy reach. The property also boasts a unique feature, a fireplace, which adds character and warmth to the home.

This property is an excellent opportunity for those looking to create their dream home or for investors seeking a rewarding project.

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Ground Floor



Floor 1

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

88.22 m<sup>2</sup>

949.6 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

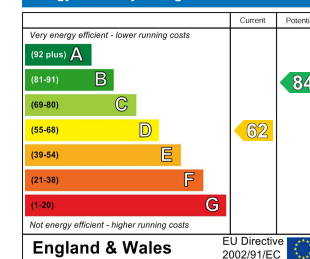
..... Below 1.5 m/5 ft

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

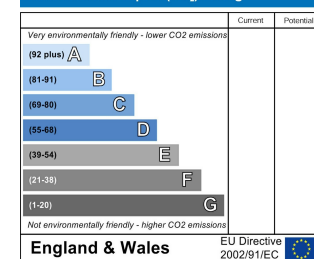
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


#### Energy Efficiency Rating



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



















