



**HUNTERS**<sup>®</sup>  
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22 Agar Close, Consett, DH8 5YD

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£144,950

Up for sale is a charming semi-detached house in a sought-after location. The property is in good condition and is ideal for first-time buyers. The house is situated in an area that offers scenic walking routes, allowing you to enjoy the tranquillity of nature right at your doorstep.

As you enter the house, you will find a reception room that features a lounge and dining area. The reception room also provides access to the garden, offering a seamless blend of indoor and outdoor living. The kitchen is a delight for those who love to cook, equipped with integrated appliances and bathed in natural light.

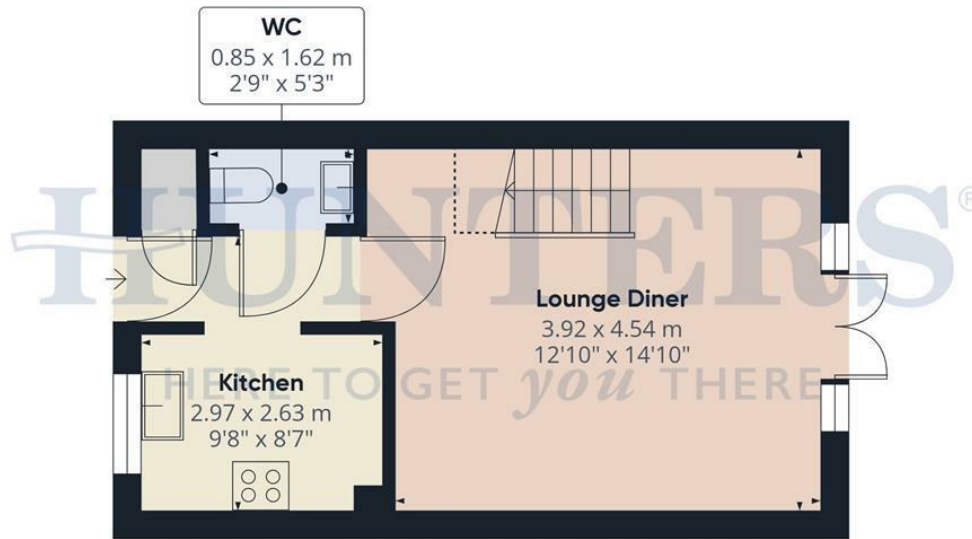
The property comprises two double bedrooms, making it a perfect choice for a small family or a couple. The first bedroom is fitted with built-in wardrobes, providing ample storage space. The second bedroom maintains the standard of the first, offering a comfortable double size.

The house benefits from two bathrooms. The first is a convenient downstairs WC, and the second is a family bathroom that caters to the needs of every member of the household.

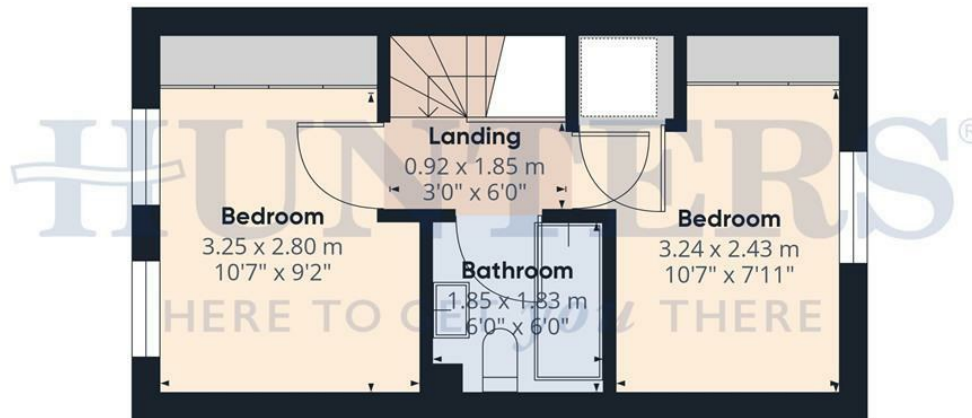
One of the unique features of the property is the garden to the rear, which boasts decking and grass laid to lawn. It is a perfect spot to enjoy a sunny day or host a barbeque with friends and family. Additionally, the property also offers parking, which is a great convenience in this popular location.

In summary, this semi-detached house is a perfect blend of comfort, convenience, and location. Don't miss this fantastic opportunity to make it your new home.

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



Ground Floor



Floor 1



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

51.93 m<sup>2</sup>

558.96 ft<sup>2</sup>

**Reduced headroom**

1.27 m<sup>2</sup>

13.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

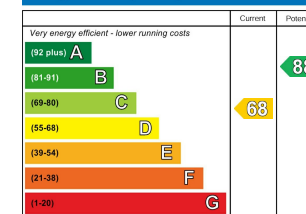
..... Below 1.5 m/5 ft

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.

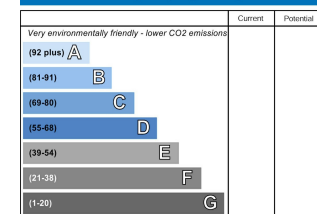
GIRAFFE360

**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>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>68</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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