



HUNTERS[®]

HERE TO GET *you* THERE

13 Forster Street, Consett, DH8 7JU

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Asking Price £89,950

For sale: a neutrally decorated, terraced house that presents a wonderful opportunity for first-time buyers, investors, or families seeking a welcoming home. The property boasts three double bedrooms, each equipped with built-in wardrobes, providing ample storage space for occupants.

The home features two well-appointed reception rooms, both housing a comforting fireplace, perfect for cosy evenings in. The second reception room also offers the added benefit of built-in storage, making it a versatile space for a variety of uses.

The kitchen, bathed in natural light, creates a pleasant atmosphere for cooking and dining, while the house's bathroom is a modern wet room, designed for practicality and ease of use.

Located in a vibrant neighbourhood, the property offers excellent transport links for commuting, with a range of local amenities within close proximity. The nearby schools make the area ideal for families, while the green spaces and walking and cycling routes will appeal to those who enjoy an active outdoor lifestyle.

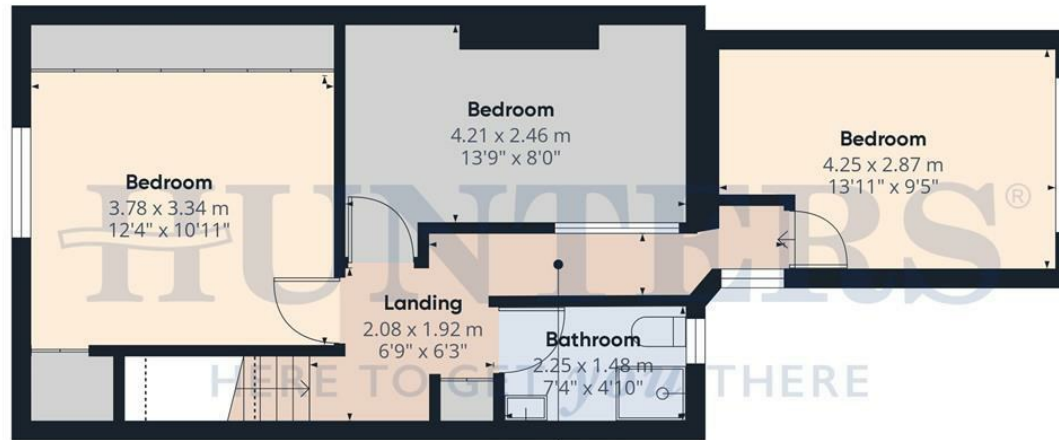
One of the unique features of this house is the off-road parking available to the rear, with enough space for multiple vehicles, a rarity in such a central location.

This property truly blends the charm of a terraced house with the benefits of modern living, offering a sizeable, comfortable space for any potential buyer. It also offers great potential for personalisation, making it an excellent investment opportunity.

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Ground Floor



Landing
4.41 x 0.78 m
14'5" x 2'6"

Floor 1

Approximate total area⁽¹⁾
96.99 m²
1043.98 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

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


England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #0070C0; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 2px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #90EE90; color: white; padding: 2px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #FFFF00; color: black; padding: 2px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #FFA500; color: black; padding: 2px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #FF4500; color: white; padding: 2px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #DC143C; color: white; padding: 2px;">(1-20) G</div> <p><i>Not energy efficient - higher running costs</i></p>		
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.









