



HUNTERS®
HERE TO GET *you* THERE

11 Balmoral Grove, Consett, DH8 6DE

HUNTERS®
HERE TO GET *you* THERE

11 Balmoral Grove, Consett, DH8 6DE

Offers Over £259,950

We are pleased to present this immaculate detached house for sale, a type of property that stands out for its distinctive allure. The house, which is in a sought-after location, is a perfect fit for families desiring a harmonious blend of comfort and sophistication.

The property boasts three well-proportioned bedrooms, two bathrooms and a single garage. The master bedroom comes with an en-suite, adding an extra touch of luxury. The other two bedrooms are double rooms, offering ample space for relaxation.

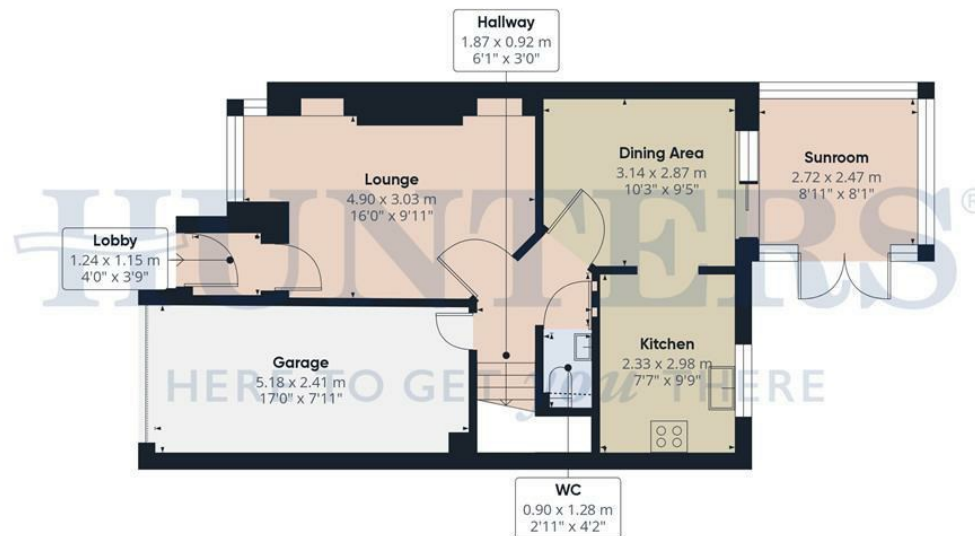
The heart of this home is the open-plan kitchen, which benefits from an abundance of natural light. The dining space within the kitchen is perfect for entertaining guests or enjoying family meals. The house also features a reception room with a fireplace and wood floors, providing a warm and inviting atmosphere for social gatherings or quiet evenings in.

One of the unique features of this property is the garden, which presents a tranquil setting for outdoor relaxation or children's play. Additionally, the property offers off-street parking, a feature that is highly sought after in this area.

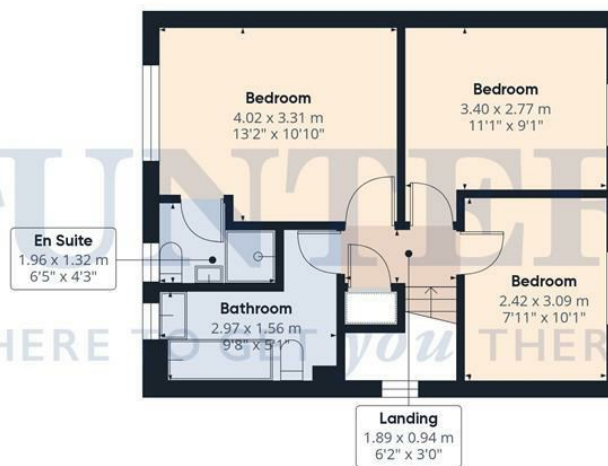
The house carries an EPC rating of C and falls within the council tax band D. It is conveniently located near public transport links, schools, local amenities, and green spaces. The area offers numerous parks, walking routes, and cycling routes, making it ideal for those who appreciate an active lifestyle amidst nature.

This property is not just a house, but a home filled with unique features that cater to a high quality of life. Its immaculate condition and prime location make it a must-see on your property search.

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



Ground Floor



Floor 1

HUNTERS®

HERE TO GET *you* THERE

Approximate total area⁽¹⁾

95.36 m²

1026.47 ft²

Reduced headroom

0.16 m²

1.74 ft²

(1) Excluding balconies and terraces

Reduced headroom

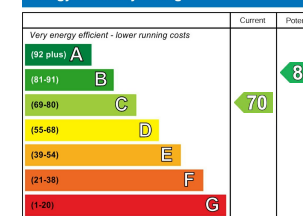
..... Below 1.5 m/5 ft

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

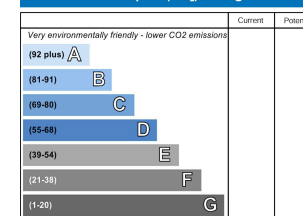


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

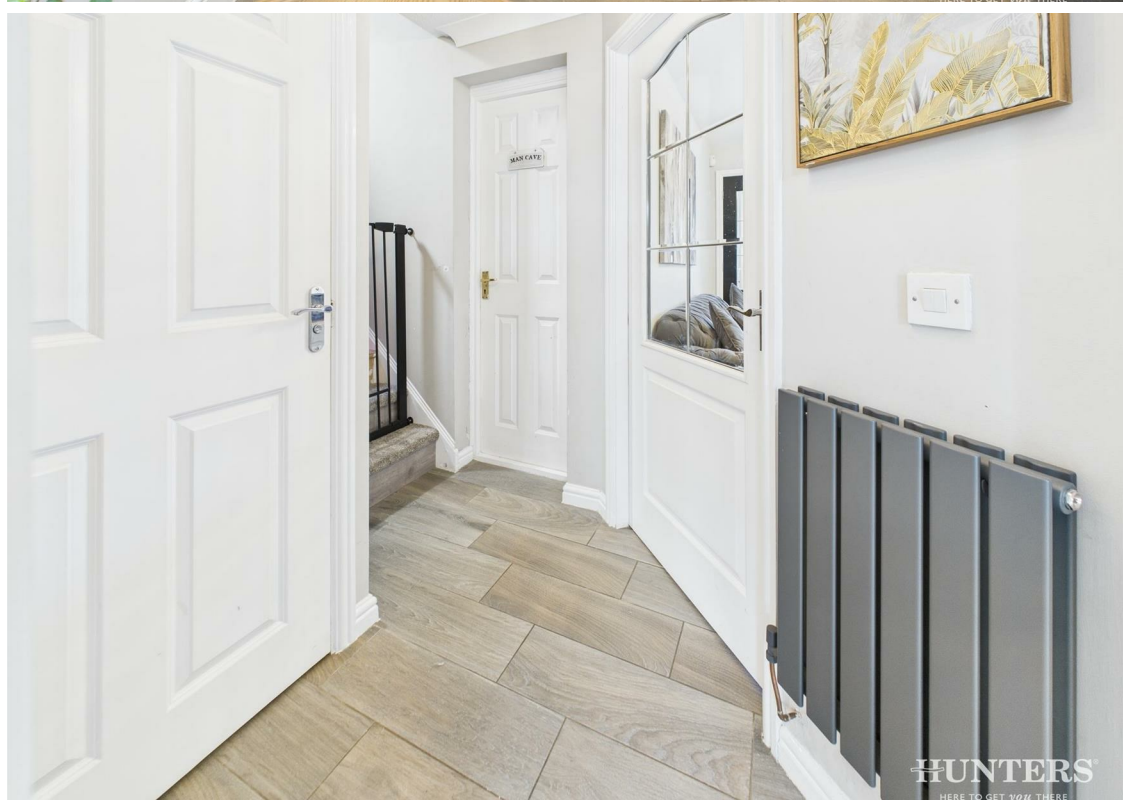
EU Directive
2002/91/EC

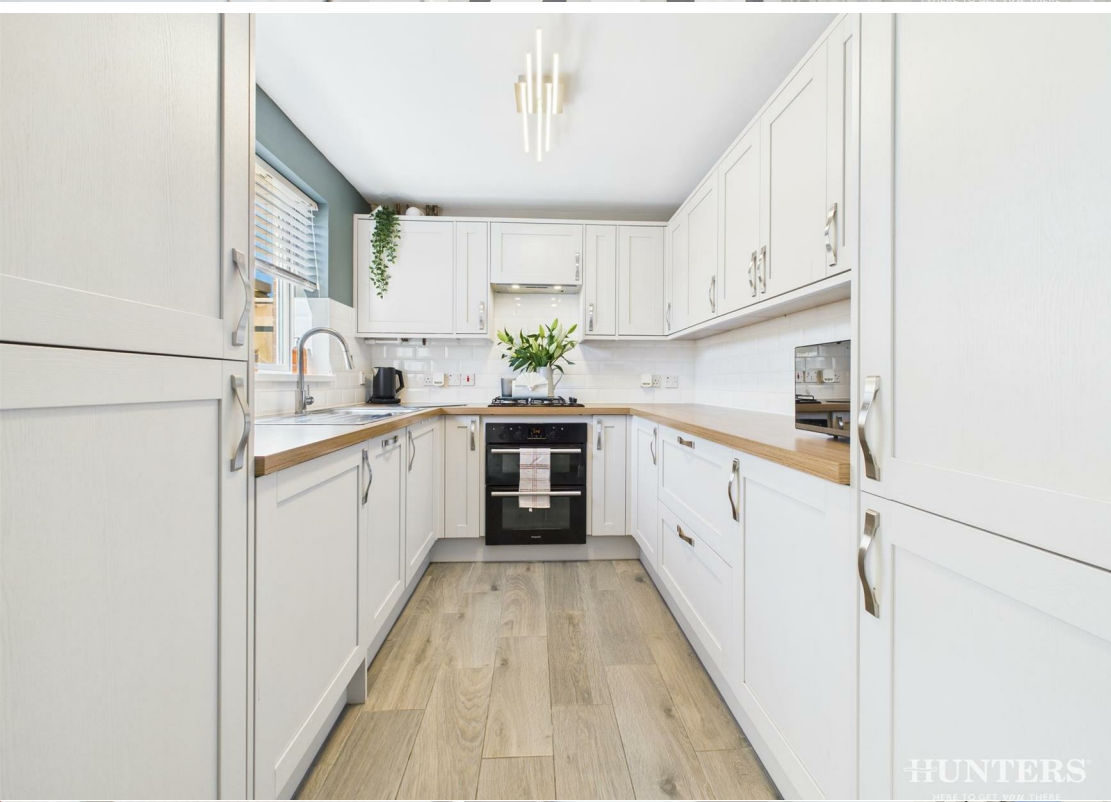


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

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.











HUNTERS®

HERE TO GET YOU THERE