



HUNTERS[®]
HERE TO GET *you* THERE

15 Barr House Avenue, Consett, DH8 5NE

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Asking Price £54,950

This delightful terraced flat is currently on the market, presenting an excellent opportunity for investors. The property is neutrally decorated offering an ideal canvas for the new owners to add their personal touch. With its unique features, this property is a remarkable find.

The flat comprises of a single bedroom, a reception room, a kitchen, and a bathroom. The master bedroom is a noteworthy space, complete with built-in wardrobes providing ample storage. The kitchen is a bright room benefiting from an abundance of natural light, an ideal place for daily cooking and meal preparations.

The reception room is a generous space adorned with large windows, a charming fireplace, and a delightful view of the garden, creating a warm and inviting atmosphere. This room is perfect for entertaining and relaxing alike, promising to be the heart of the home.

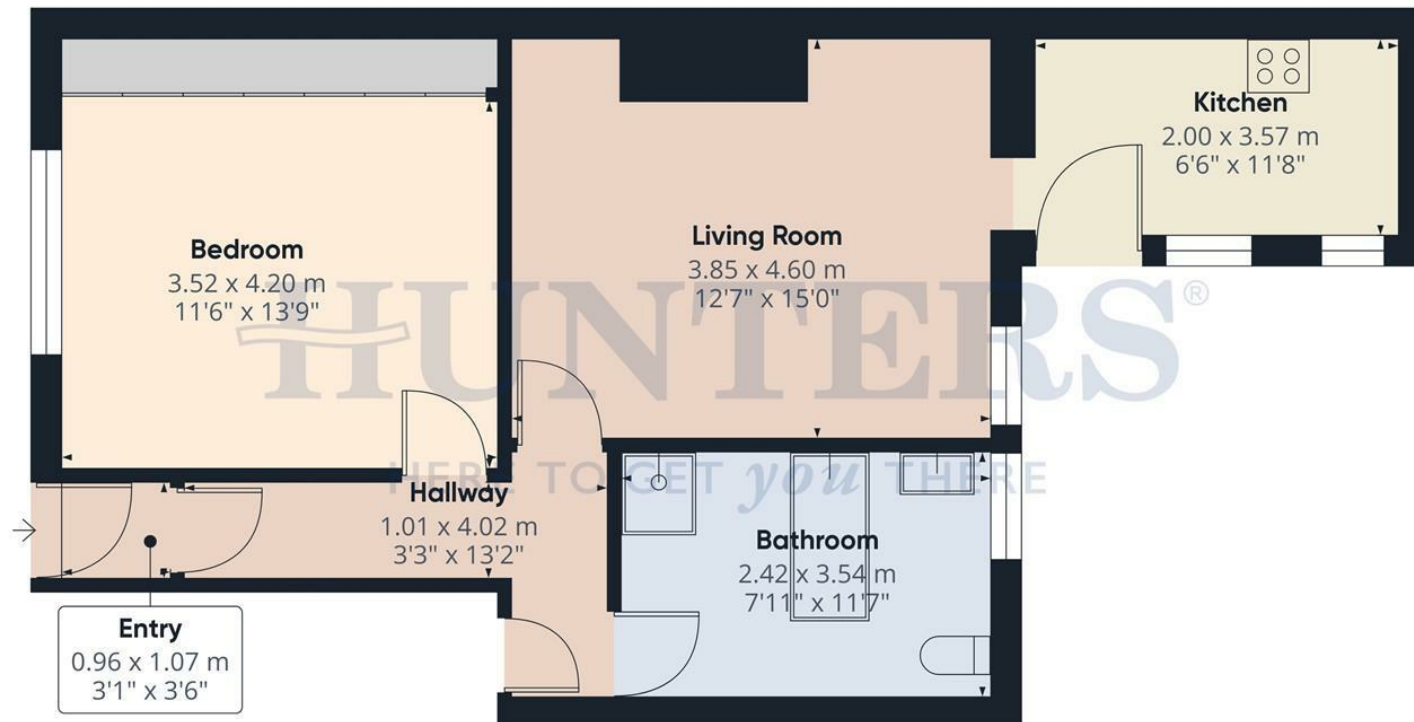
The property is energy efficient, with an EPC rating of D, and falls within council tax band A, making it an economical choice for potential buyers.

The location of this property is truly unparalleled. Conveniently situated near public transport links, local amenities, and highly regarded schools, this home is perfect for those seeking a balance of urban convenience and tranquil living. For leisure, there are nearby parks, green spaces, walking routes, and cycling routes, offering plenty of options for outdoor activities.

The exterior of the property is equally impressive, boasting a well-maintained garden that provides a peaceful retreat. The added bonus of a fireplace inside the property makes this home well-suited for all seasons.

In conclusion, this terraced flat is a fantastic investment opportunity, offering plenty of potential for personalisation.

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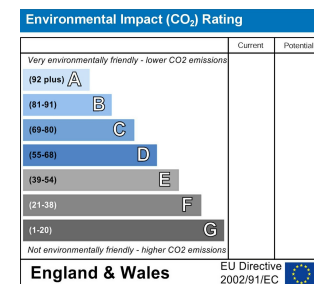
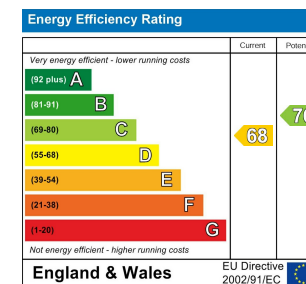
Approximate total area⁽¹⁾
56.65 m²
609.78 ft²

(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.

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	68	76
(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.



