



HUNTERS[®]
HERE TO GET *you* THERE

7 The Promenade, Consett, DH8 5NJ

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£154,950

Presenting for sale, this immaculate semi-detached house, perfect for first-time buyers, families, or those aged 55 and over. The property is ideally positioned close to the town centre, offering stunning views over the Derwent valley.

The house comprises of one double bedroom, two bathrooms, two reception rooms, and a kitchen. The reception rooms are bright and spacious, with large windows that allow an abundance of natural light to flood in. The first reception room is endowed with a charming fireplace, making it a cosy space for relaxation. The second reception room provides direct access to the garden, an ideal setting for entertaining guests or enjoying a peaceful afternoon.

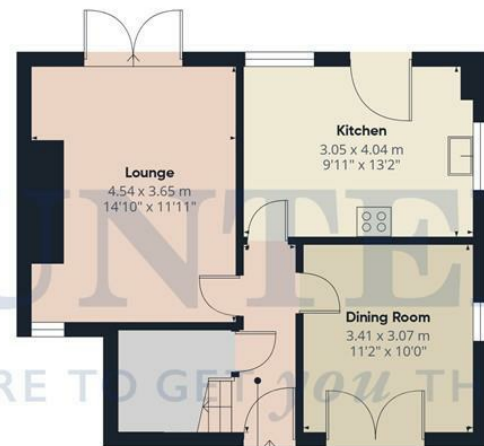
The kitchen is a delightful space with sufficient room for a dining area. It is blessed with natural light, making it a bright and welcoming area for cooking and dining.

This property is unique, featuring a fireplace that adds a touch of character and a garden, which provides a perfect spot for outdoor relaxation and appreciation of the surrounding scenery. The exteriors of the house are equally impressive, with gardens and decking to the front and a garden to the rear, offering off-road parking.

The location is commendable, with public transport links, nearby schools, local amenities, green spaces, nearby parks, walking and cycling routes all within easy reach. This property provides a wonderful opportunity to enjoy the convenience of town centre living whilst also benefiting from the tranquillity of green spaces and the beautiful Derwent valley.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
88.3 m²
951 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		
(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 (CO ₂) 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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.











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