



HUNTERS[®]
HERE TO GET *you* THERE

16 Church Road, Consett, DH8 8NT

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Asking Price £75,000

Offered for sale, this well-presented two-bedroom terraced flat in Consett provides an excellent opportunity for first-time buyers, downsizers and investors alike. With neutral décor throughout, the property offers a ready-to-move-into home that can easily be personalised to suit individual tastes.

The accommodation comprises a bright and welcoming reception room, enhanced by large windows that allow plenty of natural light to flood the space. A feature fireplace creates an attractive focal point, adding warmth and character. The separate kitchen is also well-lit and provides practical space for everyday cooking and dining.

There are two bedrooms, including a generous double principal bedroom with built-in wardrobes, offering excellent storage. The second bedroom, also benefiting from fitted wardrobes, is ideal as a child's room, guest bedroom or home office. Completing the accommodation is a family bathroom. The property holds an EPC rating of D and falls within Council Tax Band A, helping to keep ongoing running costs affordable.

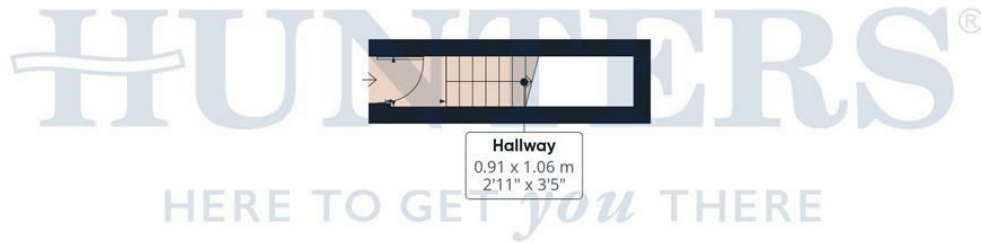
Ideally positioned for access to Consett town centre, the property is within easy reach of a wide range of amenities, including supermarkets, shops, cafés, restaurants and essential everyday services. A selection of schools catering for various age groups can also be found nearby, making

Consett
walking
recreat

The area
have a
across

not

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Hallway
0.91 x 1.06 m
2'11" x 3'5"

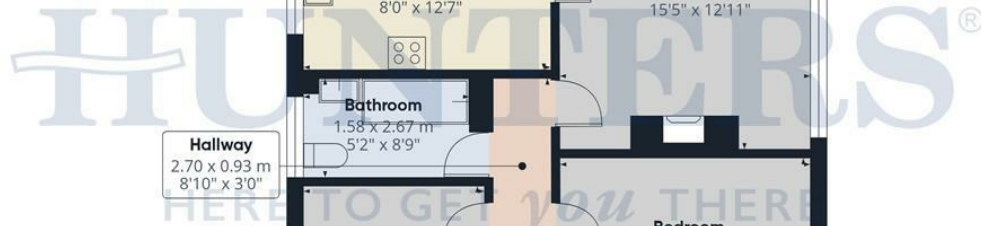
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Ground Floor

Approximate total area⁽¹⁾
57.5 m²
620 ft²



Hallway
2.70 x 0.93 m
8'10" x 3'0"



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Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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 | | | |
| | | 62 | 77 |
| 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 |
|--|----------------------------|---|
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| (1-20) G | | |
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| 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.





