



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

41 Henley Gardens, Consett, DH8 7JP

**HUNTERS**<sup>®</sup>  
HERE TO GET *VOM* THERE

# 41 Henley Gardens, Consett, DH8 7JP

£69,950

Introducing this delightful terraced house, conveniently close to local amenities and walking routes. This property is on the market for sale, and it presents an excellent opportunity for investors or landlords.

Onto the interior, the house encompasses a single reception room and one kitchen. The reception room is a comfortable space, featuring a charming fireplace that adds a touch of character to the room. It is designed as a lounge, offering a cosy space for relaxation and socialising.

The kitchen is functional and well-planned, offering sufficient dining space. It also provides access to the yard, which could be an ideal spot for outdoor dining or leisure in good weather.

The property comprises two bedrooms, both of which are double-sized. The first bedroom is notably spacious, offering ample room for furnishings.

One of the unique features of this property is that there is no onward chain, which can significantly simplify the buying process. This, coupled with the property's location, makes it an ideal investment opportunity for those looking to enter the real estate market.

In summary, this property offers a rare opportunity to acquire a well-maintained, single-story house in a desirable location. It is perfect for those seeking a rental property or a second home. Contact us today to view the property and arrange a viewing.

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

**Lobby**  
0.96 x 1.24 m  
3'1" x 4'0"



Ground Floor

**Landing**  
0.93 x 1.92 m  
3'0" x 6'3"



Floor 1



**Approximate total area<sup>(1)</sup>**  
61.53 m<sup>2</sup>  
662.3 ft<sup>2</sup>

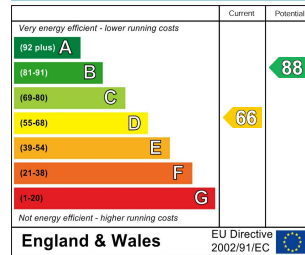
(1) Excluding balconies and terraces

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.

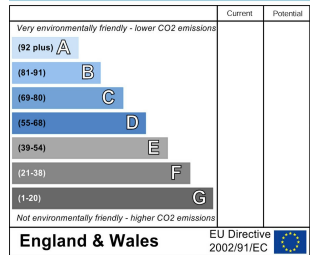
GIRAFFE360

**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) 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                                   |                            | 88                                                                                |
| (69-80) C                                   |                            |                                                                                   |
| (55-68) D                                   | 66                         |                                                                                   |
| (39-54) E                                   |                            |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>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.









