



HUNTERS[®]
HERE TO GET *you* THERE

3 Southernwood, Consett, DH8 6GD

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Offers Over £75,000

For sale is this immaculate flat, a perfect opportunity for first-time buyers and investors alike. The property has been maintained to an exceptional standard and boasts a variety of attractive features.

This flat comes with two spacious double bedrooms. The master bedroom is a particular highlight, offering built-in wardrobes and ample room for additional furnishings. The second bedroom also provides a comfortable double space, ready to be personalised to your liking. There is a Jack and Jill bathroom which can be accessed via the hallway and main bedroom. This includes a separate bath and shower.

The property features a well-sized reception room, displaying large windows that allow plenty of natural light to flood into the space, creating a warm and inviting atmosphere. The kitchen, also bathed in natural light, is modern and fully equipped with a washer, dryer, microwave, extractor fan and new oven to cater to all your culinary needs.

With an EPC rating of 'C' and a council tax band 'B', this property is efficient and affordable. One of the unique features of this property is the inclusion of dedicated parking, providing convenience and peace of mind.

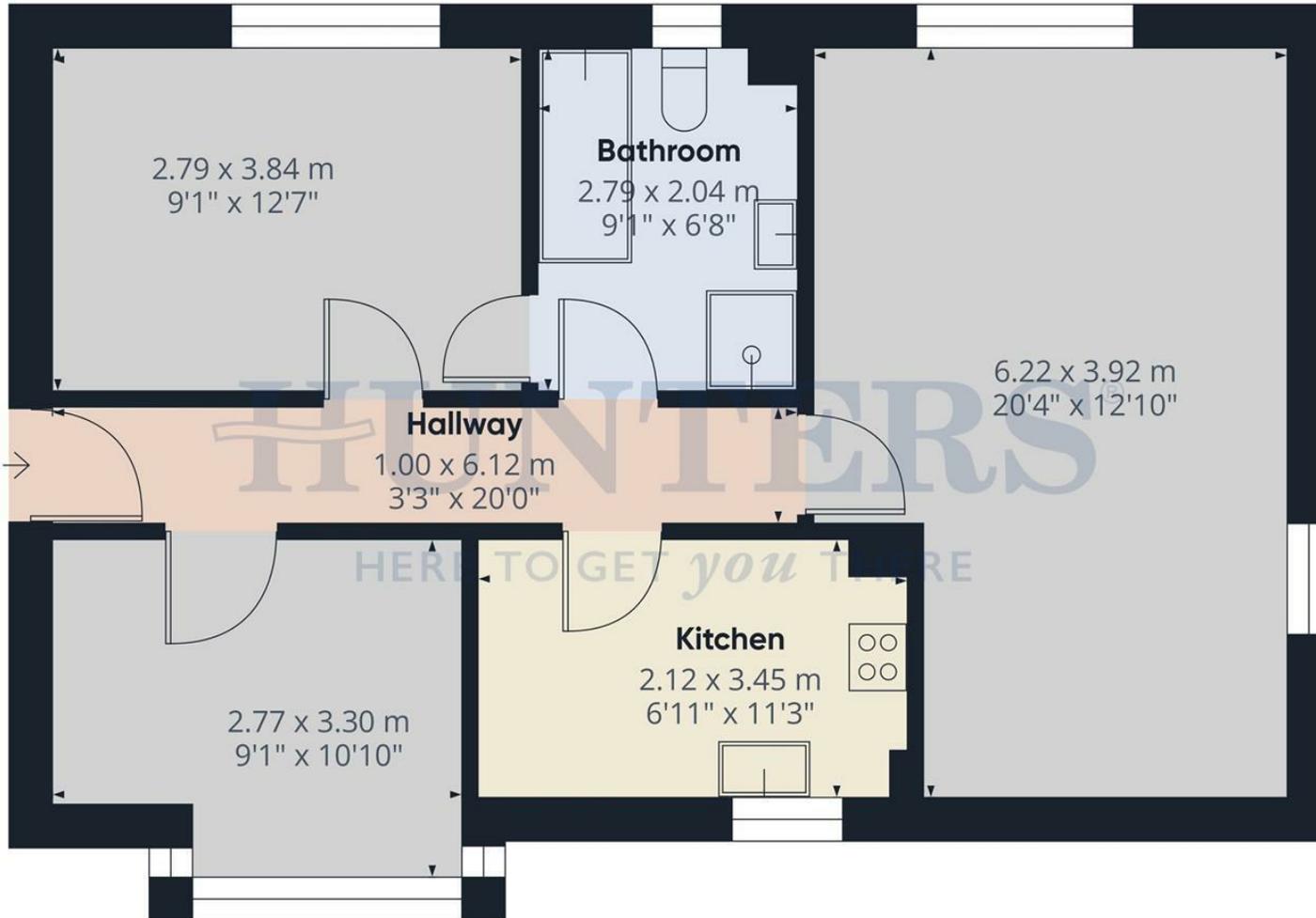
Location
come to
include
location

and
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In contact
to app

today

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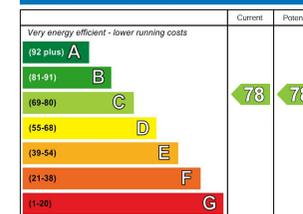
Approximate total area⁽¹⁾
61.6 m²
663 ft²

(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.

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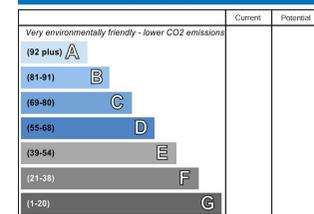
Energy Efficiency Rating



EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

England & Wales

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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