



HUNTERS[®]
HERE TO GET *you* THERE

35 Rolling Mill, Consett, DH8 6NH

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Asking Price £260,000

This neutrally decorated home is offered for sale in Consett, providing spacious and well-balanced accommodation ideal for families seeking convenient access to schools, amenities and surrounding green spaces.

The ground floor features a bright open-plan reception room with large windows that allow plenty of natural light, creating a welcoming and practical living space. This leads through to an open-plan kitchen with a dedicated dining area, offering a sociable layout well suited to everyday family life and entertaining. There is also a downstairs WC.

Upstairs, the generous principal bedroom benefits from an en-suite shower room and built-in wardrobes. Three further double bedrooms and a single bedroom provide flexible accommodation for children, guests or home working. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from a garden providing outdoor space for relaxation, entertaining or children's play, the garage has been partially converted to create a versatile additional room, currently used as a garden room. This adaptable space could easily serve as a home office, gym, hobby room or playroom depending on individual requirements. The property has an EPC rating of D and falls within council tax band C.

The home is situated in a quiet residential area, close to local amenities and public transport. For more information, please contact your local estate agent.

The seller is offering this property for sale on an "as is" basis. The property is located in the Consett area of the North East of England, near the A166 road.

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Ground Floor



Floor 1



Floor 2



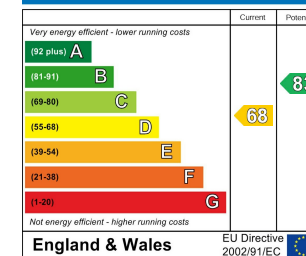
Approximate total area⁽¹⁾
110.8 m²
1192 ft²

(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.

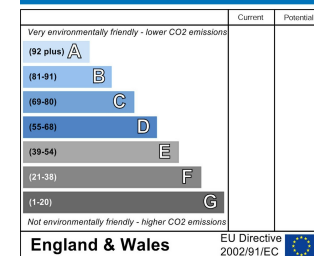
GIRAFFE360

Energy Efficiency Rating




England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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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