



HUNTERS[®]
HERE TO GET *you* THERE

39 Abbots Way, Consett, DH8 5XU

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Asking Price £269,950

This beautifully presented, neutrally decorated home is truly stunning. Situated in a highly sought-after residential area on the edge of Consett, making it an excellent choice for families seeking convenient access to local schools, amenities and green spaces. It is situated opposite the coast to coast cycle route and has outstanding open views towards Northumberland.

The property offers two versatile reception rooms, both enjoying generous natural light through large windows and providing direct access to the garden—ideal for indoor-outdoor living. One reception room benefits from built-in storage and walk in bay window area, while the other features a vaulted ceiling with Velux window and attractive log burner, creating a warm and inviting living space alongside a separate area suited to dining or additional family use. The kitchen is bright and well-proportioned, offering a practical layout with ample natural light. There is also a downstairs cloakroom/w.c.

Upstairs, the property comprises four bedrooms, including a spacious master suite, with dressing area, large En-suite facilities and built-in wardrobes. There are two further double bedrooms and a single bedroom, providing flexible accommodation for families, guests or home working. A family bathroom completes the internal layout, with two bathrooms and a separate w.c., supporting modern family living.

Externally, the home benefits from a private, well screened garden—perfect for relaxing or entertaining—as well as a block paved driveway. There is

Ideally
ameniti
cycling

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*Currei

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Ground Floor



Floor 1



Floor 2



Approximate total area^m
120.5 m²
1298 ft²

Reduced headroom
2.5 m²
27 ft²

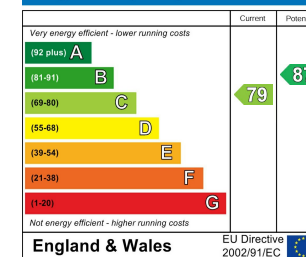
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

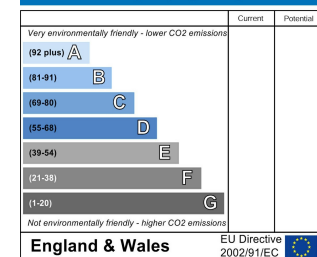
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 79 | |
| (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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