



HUNTERS[®]
HERE TO GET *you* THERE

38 Rolling Mill, Consett, DH8 6NH

HUNTERS[®]
HERE TO GET *you* THERE

38 Rolling Mill, Consett, DH8 6NH

Offers Over £260,000

This well-presented home is located in the popular town of Consett, offering spacious accommodation, practical living space and excellent access to local amenities and surrounding countryside.

The property features a bright and generously sized reception room, enhanced by large windows that allow plenty of natural light to flow throughout the main living area. The well-appointed kitchen offers ample workspace, a dedicated dining area and access to a separate utility room, providing excellent day-to-day practicality for modern family living.

Upstairs, the accommodation comprises four double bedrooms, offering flexible space for families, guests or home working. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the second bedroom also enjoys built-in storage and its own en-suite. A contemporary family bathroom serves the remaining bedrooms, with all three bathrooms featuring heated towel rails for added comfort and convenience.

Externally, the property boasts one of the largest gardens on the estate, providing an excellent outdoor space for families, entertaining and enjoying the warmer months. The home also benefits from off-street parking, a single garage and an electric vehicle charging point, adding further practicality for modern living.

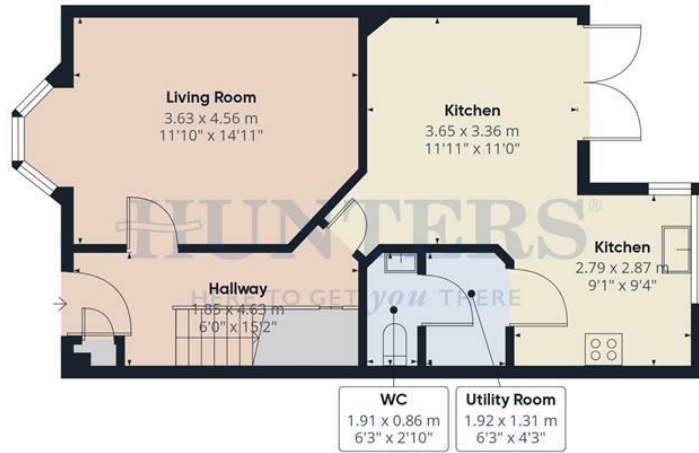
Consett
outdoor
and the
particul

s to
side
ation

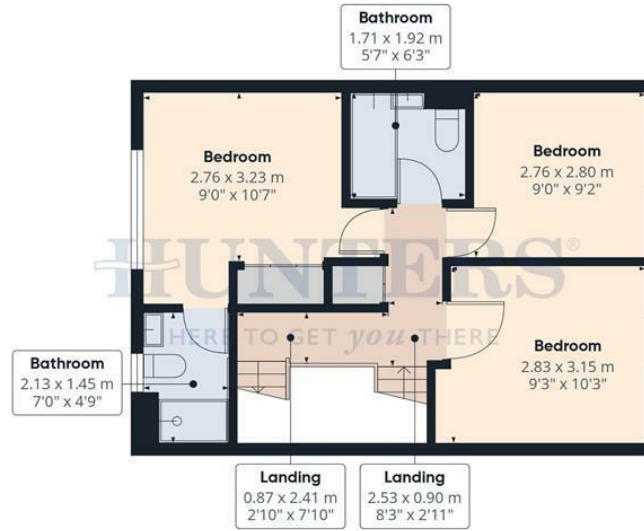
The pro

owns.

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



Ground Floor



Floor 1



Floor 2

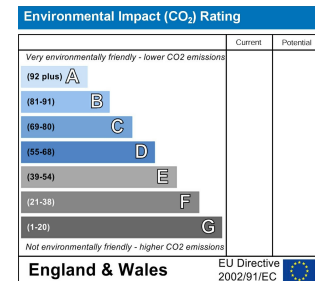
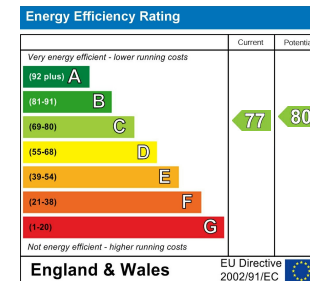


Approximate total area⁽¹⁾
115 m²
1235 ft²


(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



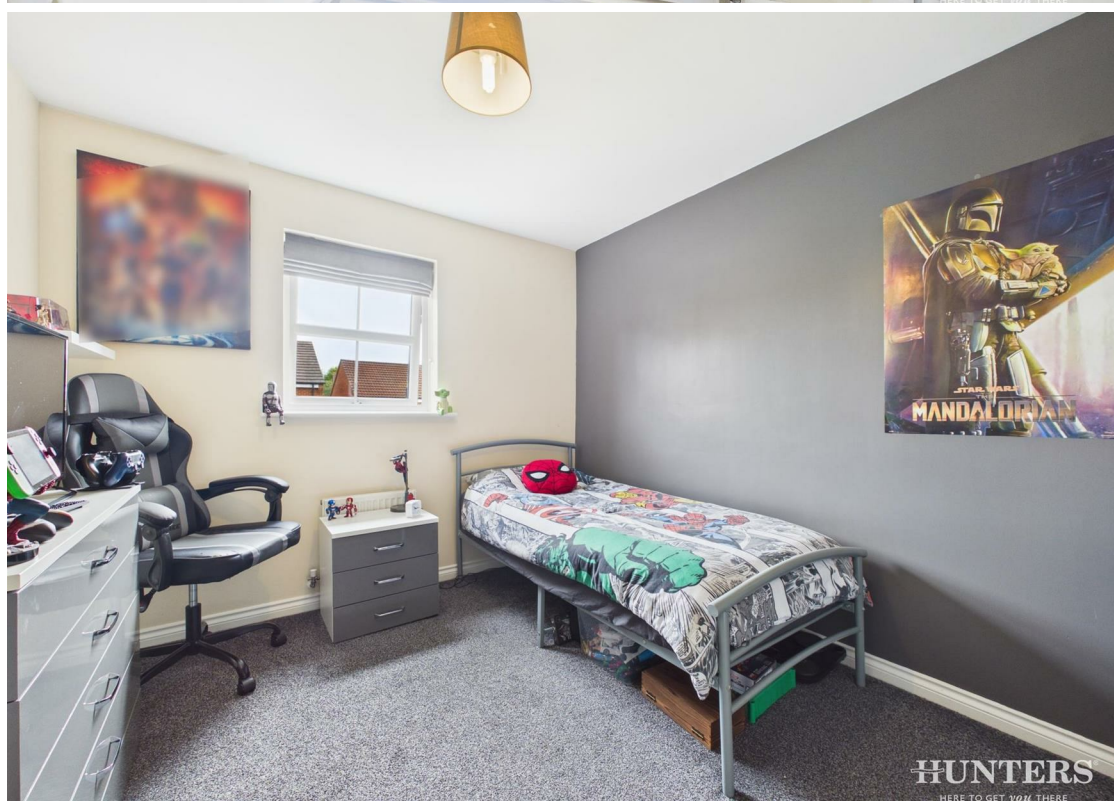
Energy Efficiency Rating

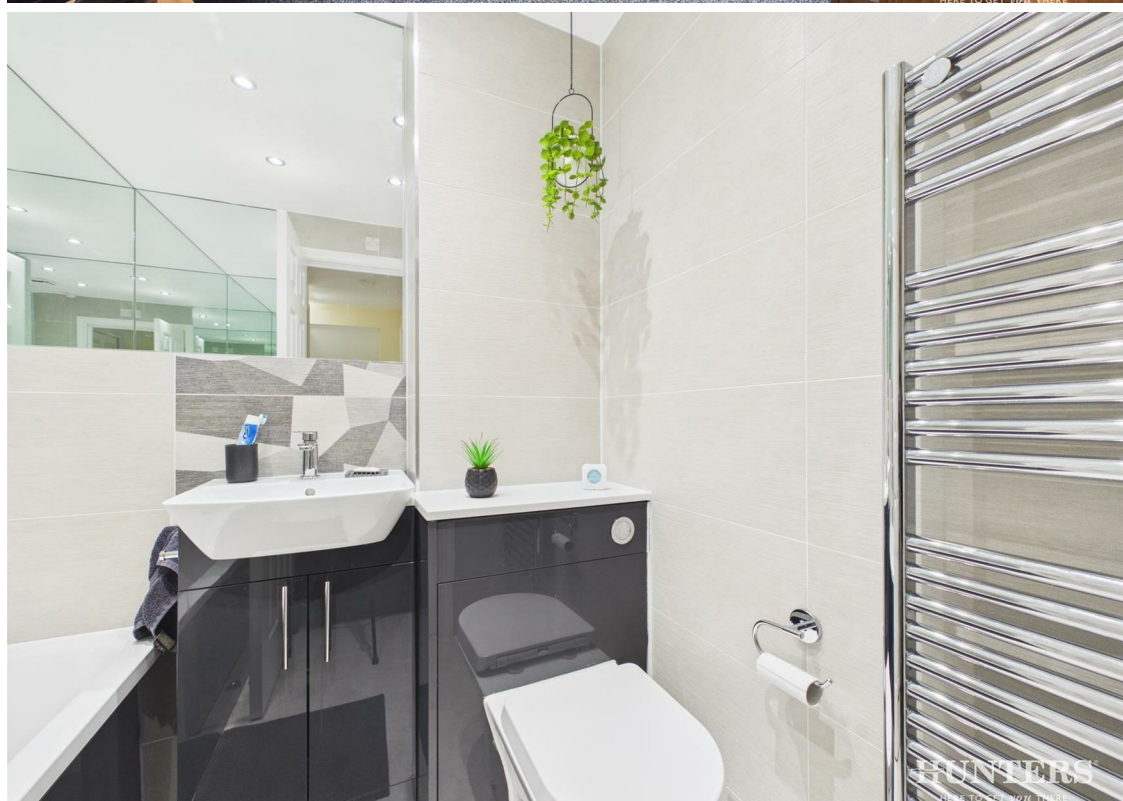
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.











HUNTERS®

HERE TO GET YOU THERE