



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

65 Durham Road, Leadgate, Consett, DH8 7QX

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Offers Over £150,000

No onward chain - This well-presented home in Leadgate, near Consett, offers bright, neutrally decorated accommodation ideal for first-time buyers, growing families, or investors. The property has been significantly upgraded, benefiting from a full rewire, a new boiler with updated radiators and pipework, as well as a new kitchen, new bathroom, and new flooring throughout, ensuring a modern and move-in-ready home.

The ground floor features a spacious open-plan living and dining area, enhanced by large windows that flood the space with natural light and a feature fireplace that creates a welcoming focal point. The newly fitted kitchen is well laid out and enjoys good natural light, providing a stylish and practical space for everyday use.

Upstairs, the property offers a generous main double bedroom with built-in wardrobes, a second double bedroom, and a versatile single bedroom—ideal as a child's room, home office, or guest space. The newly installed family bathroom includes a heated towel rail for added comfort.

Externally, the home benefits from a single garage, offering valuable off-street parking or additional storage. The property holds an EPC rating of C and falls within Council Tax Band B.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>m</sup>**  
118.5 m<sup>2</sup>  
1277 ft<sup>2</sup>

**Reduced headroom**  
1.1 m<sup>2</sup>  
11 ft<sup>2</sup>

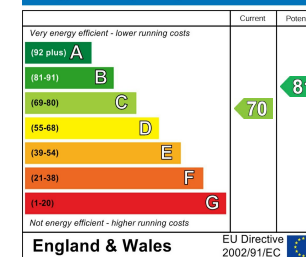
(1) Excluding balconies and terraces

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

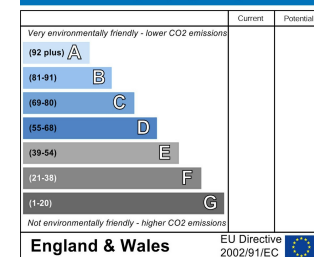
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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