



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

Green Broom Drover Road, Consett, DH8 9RD

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# Green Broom Drover Road, Consett, DH8 9RD

£195,000

We are delighted to introduce to the market this immaculately presented, semi-detached house, available for immediate sale. This family-friendly property is set in a desirable location, conveniently nestled amongst local amenities, schools, and an abundance of walking and cycling routes.

The property boasts three generous double bedrooms. The first bedroom exudes a warm and welcoming atmosphere, benefiting from an influx of natural light. The second bedroom has built-in wardrobes, providing ample storage, while the third bedroom offers a blank canvas to personalise as you please.

The property's heart is its open-plan kitchen, bathed in natural light, featuring Mistral Worktops. It effortlessly leads to the reception room, characterised by large windows and a traditional fireplace, creating a cosy and inviting space for relaxation or entertaining guests. The open-plan layout not only fosters a social environment but also enhances the sense of space.

The bathroom is a sanctuary of luxury with a free-standing bath, promising a relaxing retreat at the end of the day. The property also benefits from under stair storage, providing practical space solutions.

Outside  
space t

il

With it:  
house

e

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Ground Floor



Floor 1

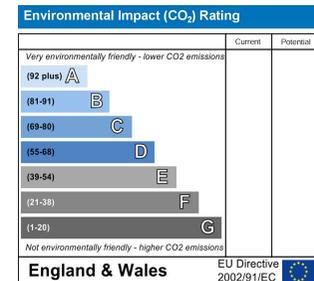
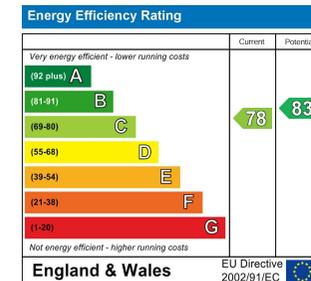
Approximate total area<sup>(1)</sup>  
107.62 m<sup>2</sup>  
1158.4 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(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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