



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

3 St. Andrews Road, Consett, DH8 8NX

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

3 St. Andrews Road, Consett, DH8 8NX

Asking Price £133,000

This charming stone-built terraced home, finished in neutral décor throughout, is ideally located within Blackhill. Offering a warm and inviting atmosphere, it is perfectly suited to a wide range of buyers, including first-time purchasers, investors, and growing families.

The property boasts two generously sized double bedrooms, one of which benefits from a spacious walk-in wardrobe or additional storage area. The first floor also features a notably large landing, enhancing the overall sense of space and practicality.

On the ground floor, a separate reception room enjoys pleasant views over the garden, creating an ideal setting for both relaxation and entertaining. The well-designed kitchen provides ample space for dining, making it perfect for everyday family life as well as social occasions.

Further adding to its character, the property benefits from a flying freehold, offering a unique aspect to this already appealing home.

Conveniently positioned close to excellent public transport links, well-regarded schools, and a variety of local amenities, the property also offers easy access to nearby parks and open spaces. With an abundance of walking and cycling routes in the surrounding area, it is well

Combi  
viewing

y

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

**Hallway**  
0.87 x 2.53 m  
2'10" x 8'3"



Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

75.1 m<sup>2</sup>  
810 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>  
17 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**

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

England & Wales EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

## 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>		
(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	

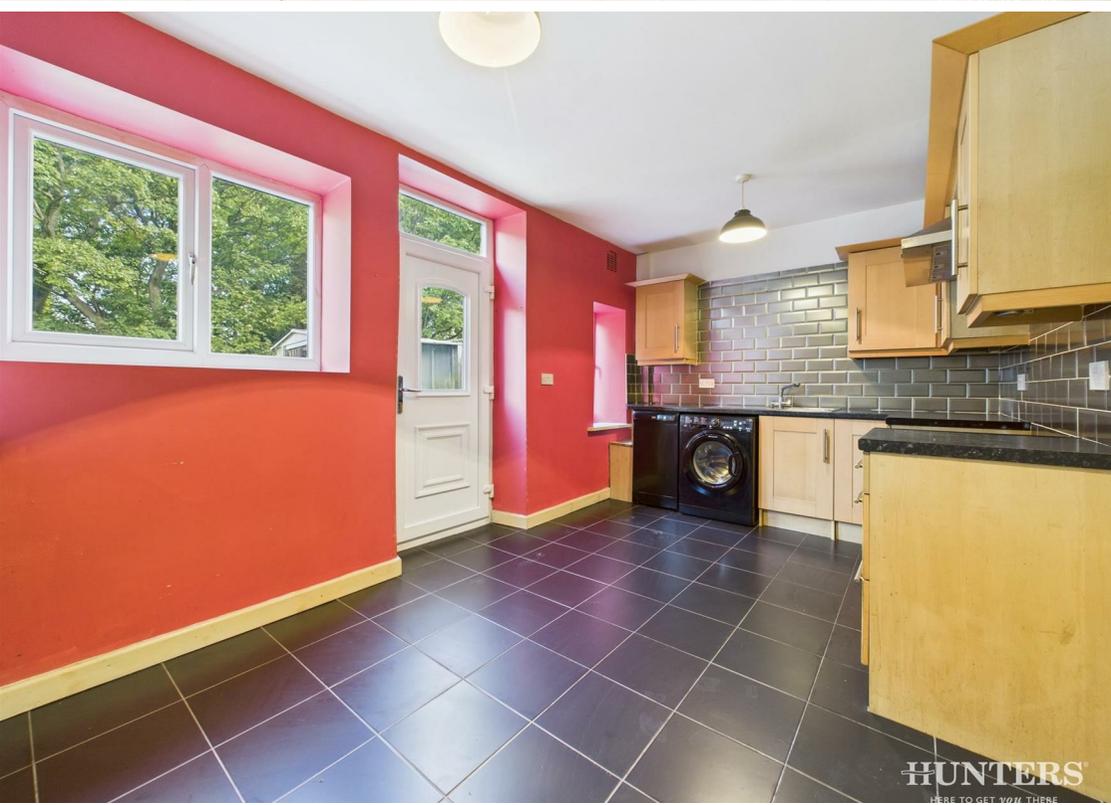
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



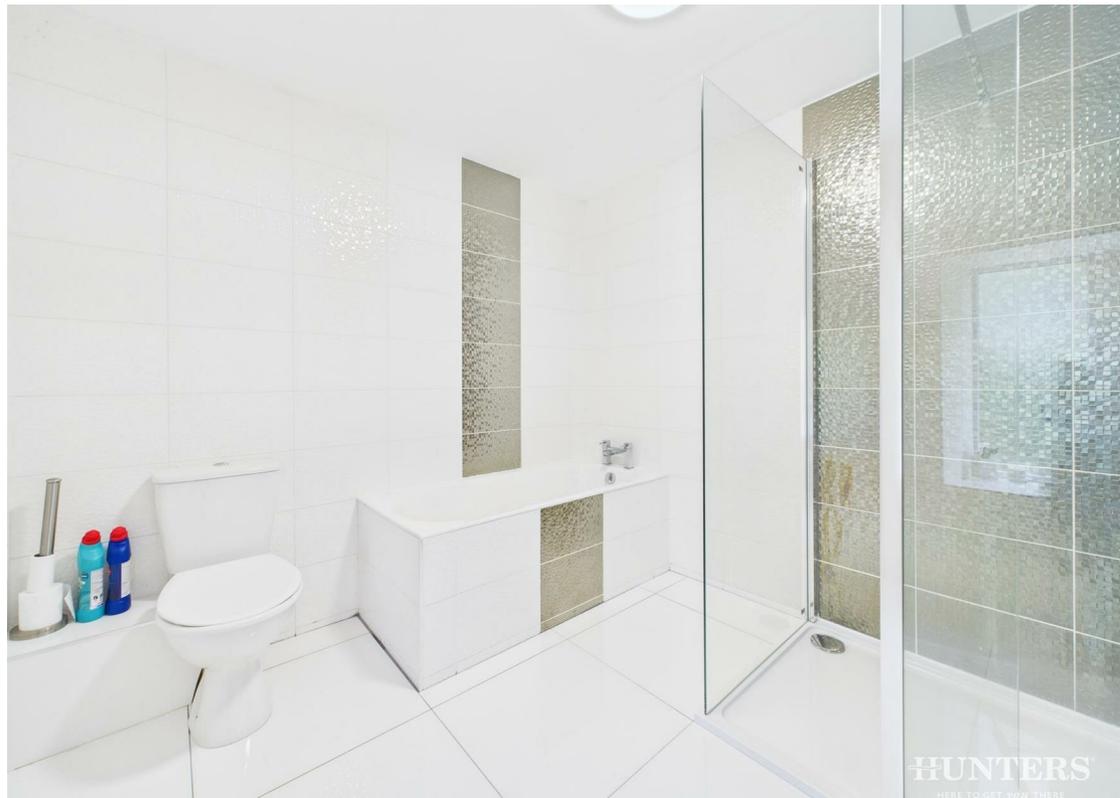
HUNTERS  
HERE TO GET YOU THERE

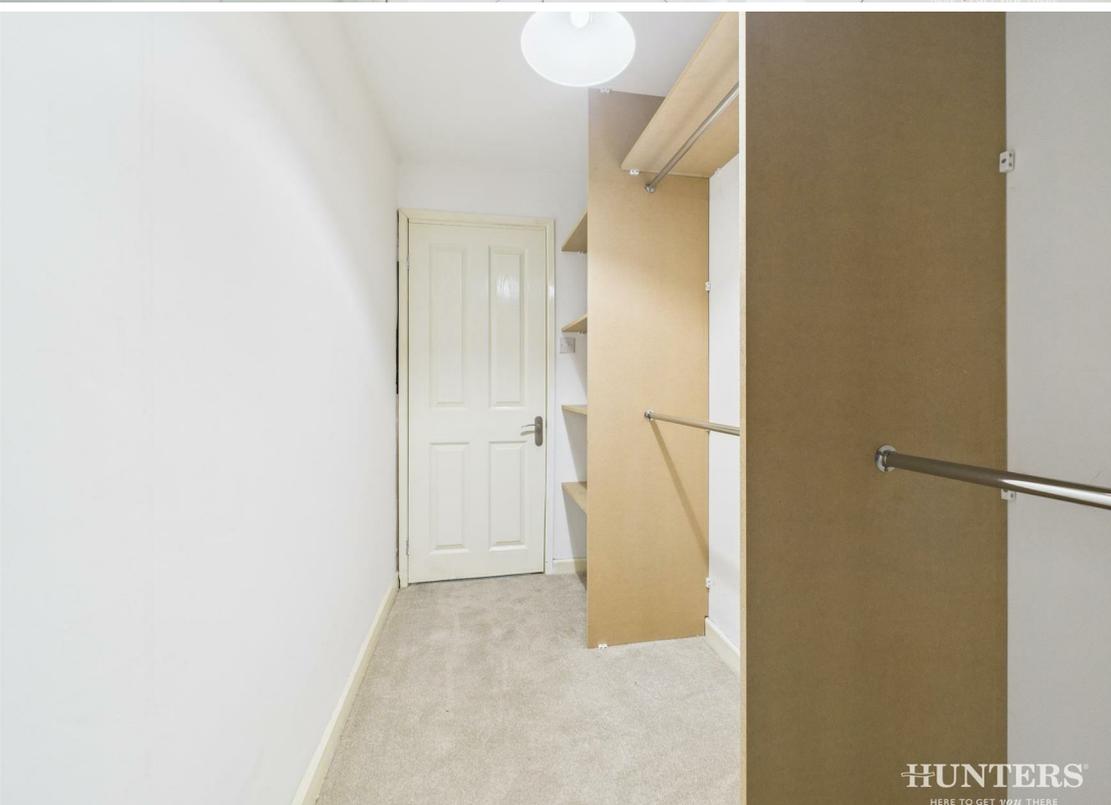


HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE







HUNTERS

HERE TO GET YOU THERE