



HUNTERS[®]
HERE TO GET *you* THERE

1 Balfour Gardens, Consett, DH8 5JL

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Asking Price £139,950

Presenting a delightful end of terrace house, ideally situated for those seeking a blend of convenience and comfort. Perfectly suited to first time buyers, investors, and families alike, this neutrally decorated property offers spacious and inviting accommodation.

The house welcomes you with two generous reception rooms, both featuring large windows that flood the space with natural light while offering charming views of the garden. The first reception room provides direct access to the garden, seamlessly blending indoor and outdoor living and creating the perfect spot for relaxation or entertaining guests.

The well-appointed kitchen enjoys an abundance of natural light and is thoughtfully designed with built-in pantries, ensuring ample storage and functionality for every culinary need.

Upstairs, you will find two double bedrooms. The master bedroom offers a peaceful and comfortable retreat, while the second bedroom is equally spacious, making it ideal for guests or family members.

The modern bathroom features a heated towel rail, providing a touch of luxury and comfort for daily routines.

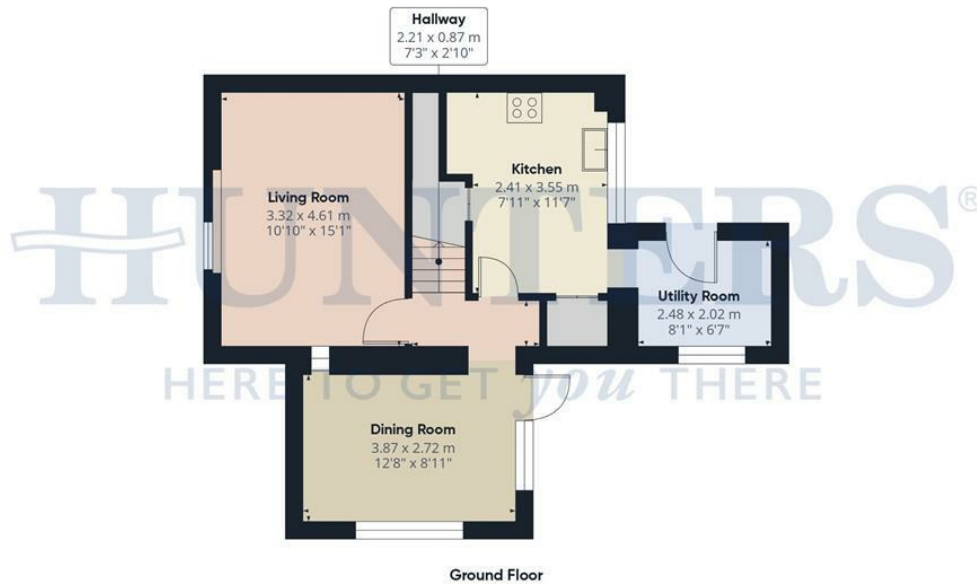
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Approximate total area⁽¹⁾
74.2 m²
800 ft²



(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

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 2px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #90ee90; color: white; padding: 2px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffff00; color: white; padding: 2px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffa500; color: white; padding: 2px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ff4500; color: white; padding: 2px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #ff0000; color: white; padding: 2px;">(1-20) G</div> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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