



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

13 Park Avenue, Consett, DH8 6AS

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Asking Price £95,000

This well-presented two-bedroom terraced home in Consett offers bright, neutrally decorated accommodation, making it an ideal choice for first-time buyers, investors or those looking to downsize.

The ground floor features a welcoming reception room with large windows that allow plenty of natural light to fill the space, creating a comfortable and versatile living area. To the rear, the kitchen includes a practical breakfast area, also benefitting from good natural light, and provides an efficient layout for both everyday cooking and dining.

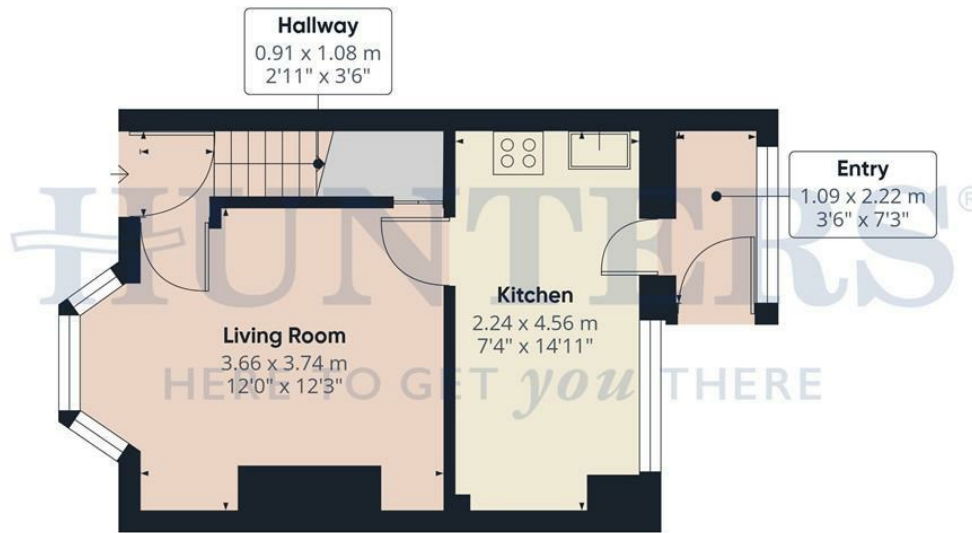
Upstairs, the main bedroom is a generous double and benefits from built-in wardrobes, offering excellent storage solutions. The second bedroom is a well-proportioned single, perfectly suited as a child's bedroom, guest room or home office. The bathroom is fitted with a heated towel rail, adding a touch of everyday comfort.

Externally, the property enjoys a private garden, providing a pleasant outdoor space ideal for relaxing, entertaining or light gardening.

Conveniently located, the property is within easy reach of Consett town centre, where a range of amenities including supermarkets, shops ;

For the  
routes,

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
54.7 m<sup>2</sup>  
590 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>		
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<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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