



HUNTERS[®]
HERE TO GET *you* THERE

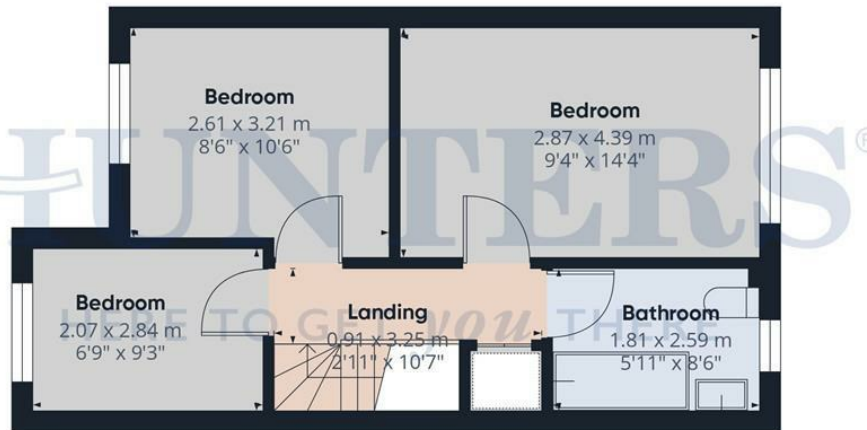
10 Bells Wood Court, Consett, DH8 8PW

HUNTERS[®]

0191 276 1111



Ground Floor



Floor 1



Approximate total area^m

73.9 m²
797 ft²

Reduced headroom

0.8 m²
9 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			
		73	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

DOWNSTAIRS WC

2'11" x 6'3"

Window to the front, radiator, vinyl flooring, neutral décor, part tiled walls, lower flush WC and wash hand basin.

LOUNGE

13'1" x 15'5"

Bay window to the front with radiator under, neutral décor and carpet, feature fireplace with electric fire, TV/ telephone point and power points throughout.

KITCHEN DINING ROOM

11'6" x 15'5"

Window and UPVC door to the rear, radiator, stairs leading to the first floor, vinyl flooring, spot lighting, part tiled walls, range of wall and base units with roll top work surfaces, electric oven with gas hob and overhead extractor fan, sink and drainer unit, plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, space for dining table and power points t...

LANDING

With large storage cupboard.

BATHROOM

6'3" x 9'2"

Window to the rear, heated towel rail, tiled flooring, part tiled walls, part cladding to walls, three piece bathroom suite comprising of panel enclosed bath with overhead shower and shower screen, lower flush WC and wash hand basin.

BEDROOM ONE

9'2" x 12'2"

Window to the rear aspect with radiator under, built in wardrobes with sliding mirrored doors, neutral carpets and décor and power points throughout.

BEDROOM TWO

8'6" x 10'6"

Window to the front with radiator under, neutral décor and carpets TV point and power points throughout.

BEDROOM THREE

6'7" x 9'2"

Window to the front with radiator under, neutral décor and carpets, TV point and power points throughout.

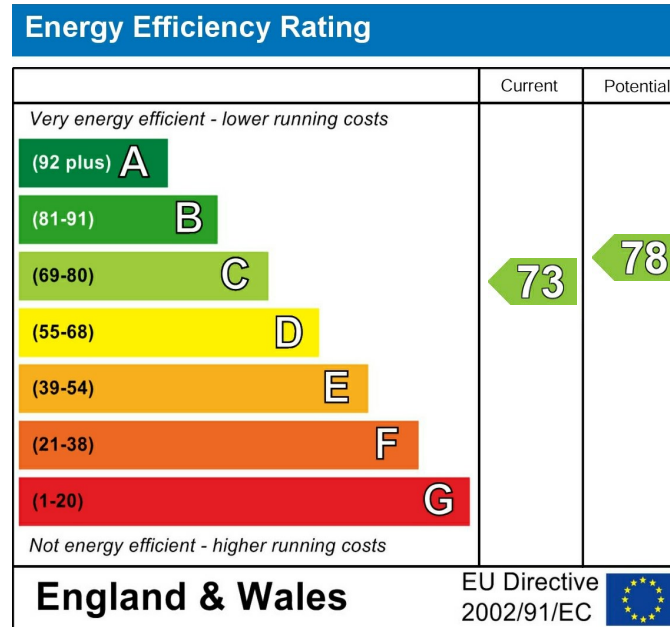
EXTERNAL

To the front of the property is a landscaped garden to the front with low maintenance gravel and plant areas there is also a raised decking area. Off road parking leading to the detached single garage, which has power, lighting and a tap.

To the rear of the property is an enclosed garden.

ADDITIONAL INFORMATION

The property has a full alarm system, the boiler has a full service history, Council Tax Band C



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

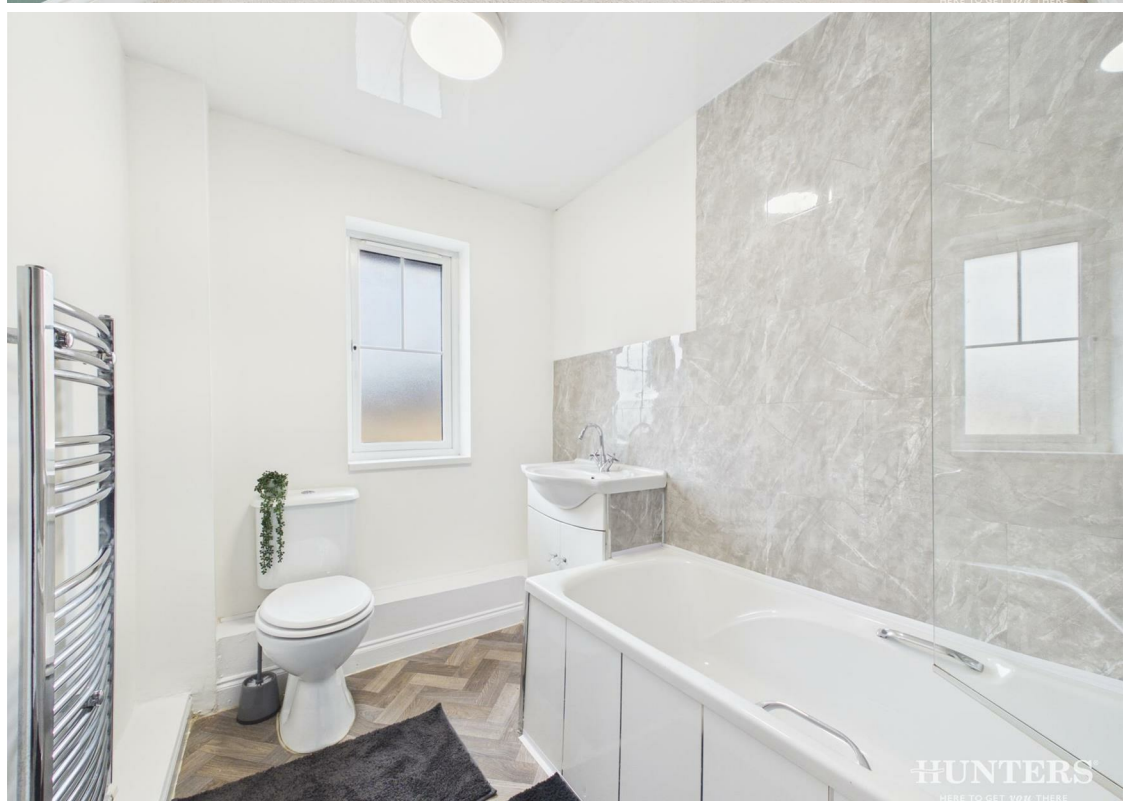


HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE







HUNTERS

