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14 Summerdale, Consett, DH8 0ET

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# 14 Summerdale, Consett, DH8 0ET

O.I.R.O £165,000

This well-presented, neutrally decorated home is offered for sale in Shotley Bridge and provides well-planned accommodation suitable for first-time buyers, families and investors. Neutrally decorated throughout, the property includes one reception room, a kitchen with dining space, downstairs WC, and an EPC rating of D. There is parking and a garden as well as a cellar with ample storage room and electricity, adding to the practicality of the home.

The reception room features large windows providing a pleasant garden view, as well as a fireplace, creating a clear focal point to the space. The kitchen benefits from good natural light and has room for a dining area, making it suitable for everyday family use. The main bedroom is a double master bedroom with built-in wardrobes, while the second bedroom is also a double, offering flexible sleeping or home-working options. There is one bathroom upstairs. The property falls within Council Tax Band B.

Located in Shotley Bridge, the house is well placed for local amenities, schools and green spaces. Nearby parks, walking routes and cycling routes provide opportunities for outdoor recreation. Consett town centre offers supermarkets, shops, cafés and everyday services within easy reach.

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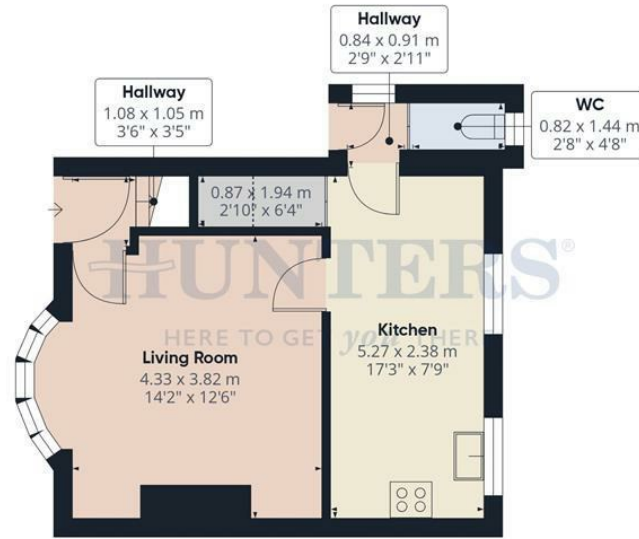
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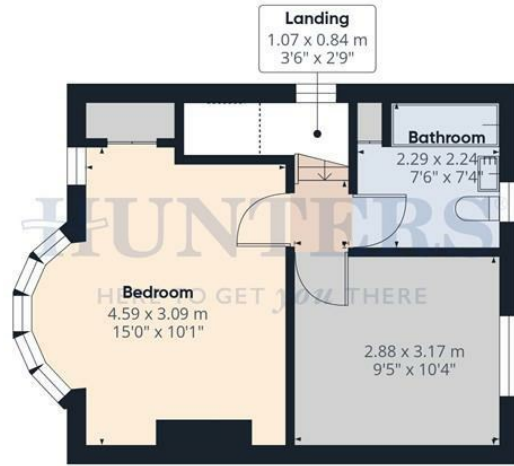
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Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>m</sup>

79.5 m<sup>2</sup>  
856 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

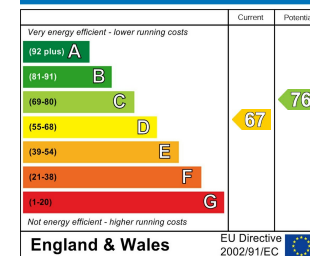
Reduced headroom

..... Below 1.5 m/5 ft

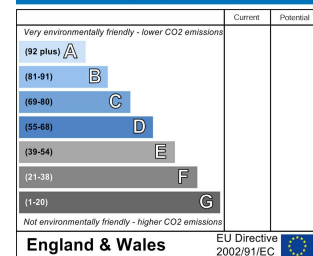
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Energy Efficiency Rating



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



## 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>		<b>76</b>
(55-68) <b>D</b>	<b>67</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.









