
HUNTERS®
HERE TO GET you THERE
35 Rolling Mill, Consett, DH8 6NH
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Asking Price £250,000

Beautifully presented, well-proportioned and spread across three floors, this is a family home that really delivers. There's space to grow and room to breathe, with schools, amenities and green spaces right on hand.

First impressions count, and this one doesn't disappoint. The welcoming hallway, with its handy cloaks cupboard and downstairs WC, opens into a bright, open-plan living room. Large windows flood the room with light, and French doors open to the outside. The space flows straight into the kitchen and dining area, the sociable heart of the home, made for family dinners and weekends with friends.

On the middle floor, the generous principal bedroom is your own retreat, with built-in wardrobes and a private en-suite shower room. Alongside it, a versatile double bedroom gives you options. It could be a nursery, snug, home office or teenage hideaway. You decide.

On the top floor are two more double bedrooms, a single bedroom and the family bathroom. With three WCs in total, there's no more queuing in the morning.

Outside, the garden is ready for summer evenings, entertaining and children's play. Then there's the real showstopper: a garden room, created by partially converting the garage. It could be a home office, gym, hobby room or playroom. Whatever your lifestyle, this space works for you. EPC rating D. Council tax band C.

Everythi ols nearby.

If you lo countrys

For com orth East.

Space, f

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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

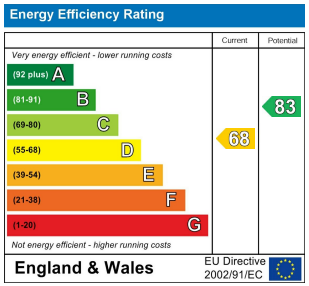
110.8 m²

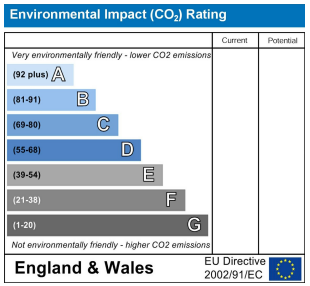
1192 ft²

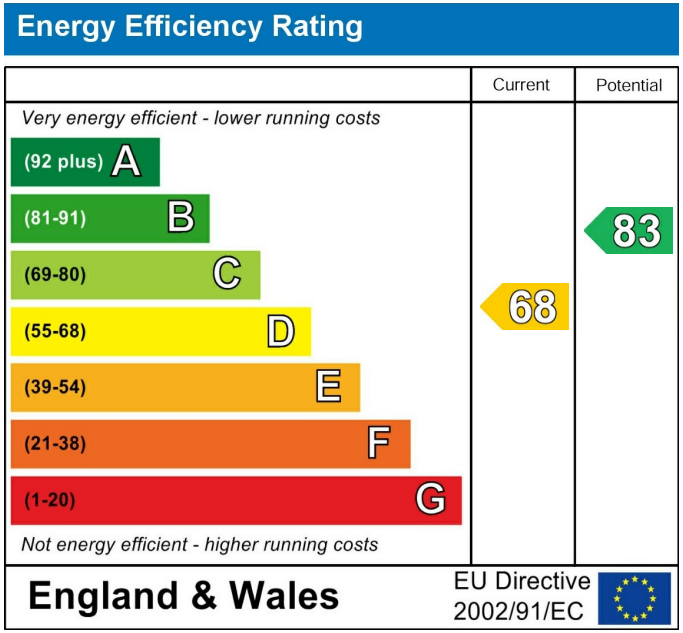
(1) Excluding balconies and terraces

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

GIRAFFE360







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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