



HUNTERS[®]

HERE TO GET *you* THERE

36 Derby Crescent, Consett, DH8 8DZ

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Asking Price £109,950

Presented for sale, this delightful semi-detached house is in good condition. With an EPC rating of 'D', it's situated in a fantastic location, close to schools, green spaces, and invigorating walking routes. Offering a generous number of rooms suited for all family sizes, this property is the perfect starter home for first-time buyers, as well as being a suitable choice for families.

Featuring three bedrooms; the master bedroom is notably spacious, the second bedroom is a double room enriched with natural light, and a comfortably proportioned single room makes up the third bedroom.

The house boasts a reception room, lending plenty of space for relaxation and entertainment. Reception room one is a cosy living area featuring a charming fireplace, ideal for those chilly winter nights. The second room (currently used for storage) with sink and WC has potential for a number of uses including office, play room or fourth bedroom.

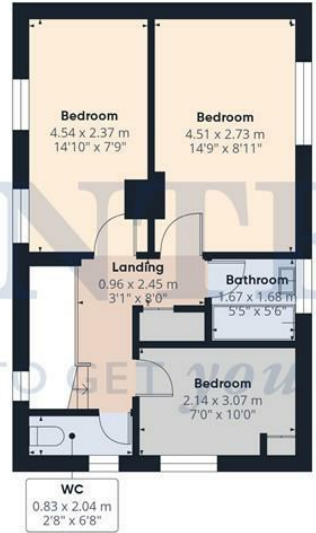
At the heart of the home is a stunning kitchen, complete with wooden countertops and a Belfast sink. The property also benefits from integrated washer and dryer and the sale will include the range cooker, dish washer and fridge freezer. The room is flooded with natural light, enhancing the appeal of the open plan dining room and breakfast bar.

Council tax for this property falls within band 'A', further adding to the affordability of this charming abode. The property's unique features such as the parking facility and a lovely garden provide added appeal. Don't miss out on this wonderful opportunity to own a family-friendly home in a coveted location.

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Ground Floor



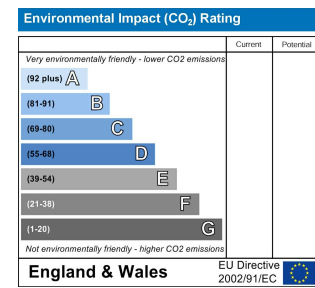
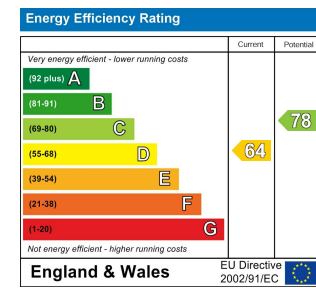
Floor 1

Approximate total area⁽¹⁾
89.3 m²
961 ft²

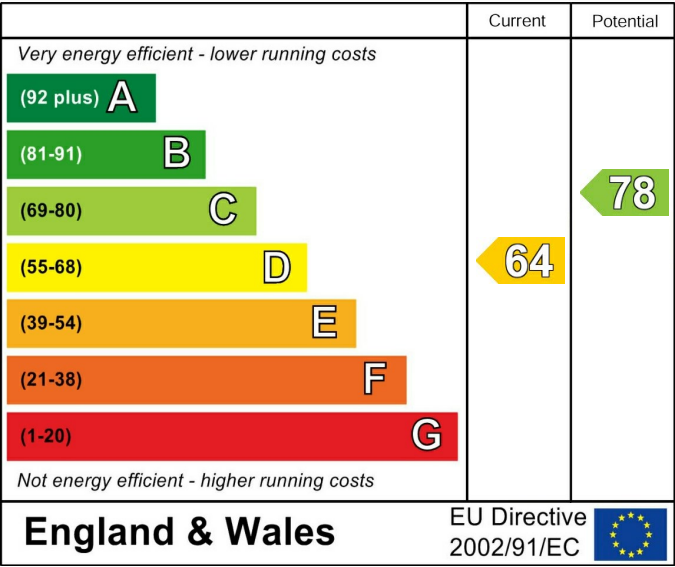
(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating



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.

