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10 Rydal Mews, Consett, DH8 6EJ

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# 10 Rydal Mews, Consett, DH8 6EJ

## Offers Over £200,000

This well-presented home in Leadgate, Consett offers a practical layout, generous living space and easy access to local amenities, schools and green surroundings.

The ground floor features a bright and inviting reception room, enhanced by large windows that fill the space with natural light, while a fireplace provides a charming focal point. The kitchen is well-proportioned, enjoys good natural light and benefits from integrated appliances, with the added advantage of a separate utility room for extra convenience. An under stairs cupboard provides useful additional storage. Externally, the property benefits from a driveway accommodating up to three cars, along with a single garage. To the rear, an enclosed garden offers a versatile outdoor space, ideal for relaxing, entertaining or family use.

Upstairs, the property comprises three bedrooms, including a spacious principal double with built-in wardrobes. A second double bedroom and a well-sized single room provide flexible accommodation suitable for families, guests or a home office, with the single bedroom also featuring a large storage cupboard. The attic is boarded and benefits from eaves storage. The bathroom is fitted with a stylish free-standing bath and a separate shower, adding both character and practicality.

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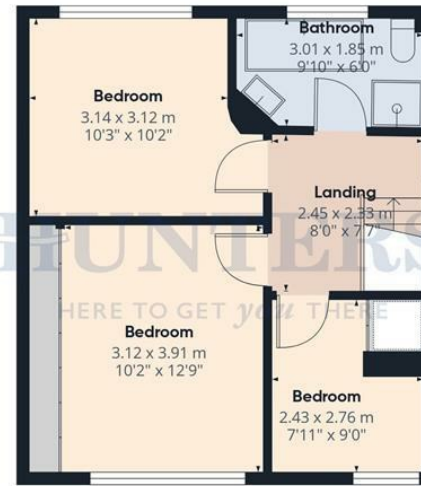
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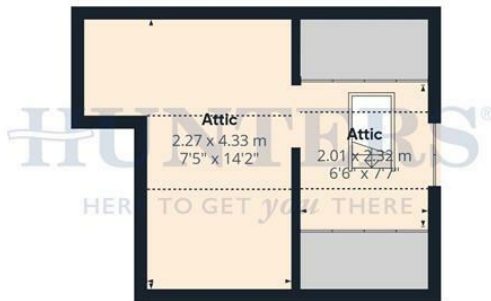
Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
consett@hunters.com | www.hunters.com



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**

124.1 m<sup>2</sup>  
1334 ft<sup>2</sup>

**Reduced headroom**

10.6 m<sup>2</sup>  
114 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 5px; margin-bottom: 5px;">(92 plus) <b>A</b></div> <div style="background-color: #008000; color: white; padding: 5px; margin-bottom: 5px;">(81-91) <b>B</b></div> <div style="background-color: #90ee90; color: white; padding: 5px; margin-bottom: 5px;">(69-80) <b>C</b></div> <div style="background-color: #ffff00; color: white; padding: 5px; margin-bottom: 5px;">(55-68) <b>D</b></div> <div style="background-color: #ffa500; color: white; padding: 5px; margin-bottom: 5px;">(39-54) <b>E</b></div> <div style="background-color: #ff4500; color: white; padding: 5px; margin-bottom: 5px;">(21-38) <b>F</b></div> <div style="background-color: #ff0000; color: white; padding: 5px;">(1-20) <b>G</b></div> <p><i>Not energy efficient - higher running costs</i></p>		
<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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