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HERE TO GET *you* THERE

27 Rolling Mill, Consett, DH8 6NH

**HUNTERS**<sup>®</sup>



# 27 Rolling Mill, Consett, DH8 6NH

## Asking Price £299,950

This immaculate four-bedroom detached house is offered for sale in Consett, in a location well served by local amenities, schools and green spaces.

The property provides two reception rooms, both benefiting from large windows, with one featuring a fireplace as a focal point. The open-plan kitchen is arranged around a central island with good natural light and an adjoining dining space, complemented by a separate utility room. There are two bathrooms, each fitted with a heated towel rail.

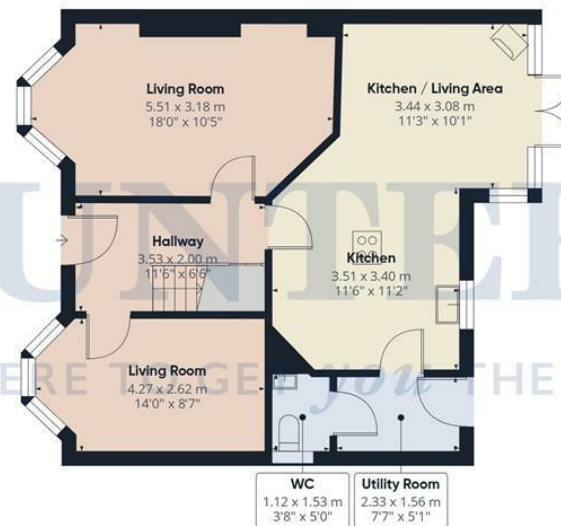
The master double bedroom includes an en-suite and built-in wardrobes, while bedrooms two and three are also generous doubles with built-in wardrobes. The fourth double bedroom offers further flexible accommodation. Externally, the house features a garden, off-street parking and a single garage.

Consett town centre offers supermarkets, independent shops, cafés and other everyday services within easy reach. Families benefit from access to nearby schools and a choice of local parks and green spaces, with established walking and cycling routes in and around the town and towards the Derwent Valley.

Public transport  
journeys  
access

The property is  
Consett

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

116.5 m<sup>2</sup>  
1255 ft<sup>2</sup>

(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.

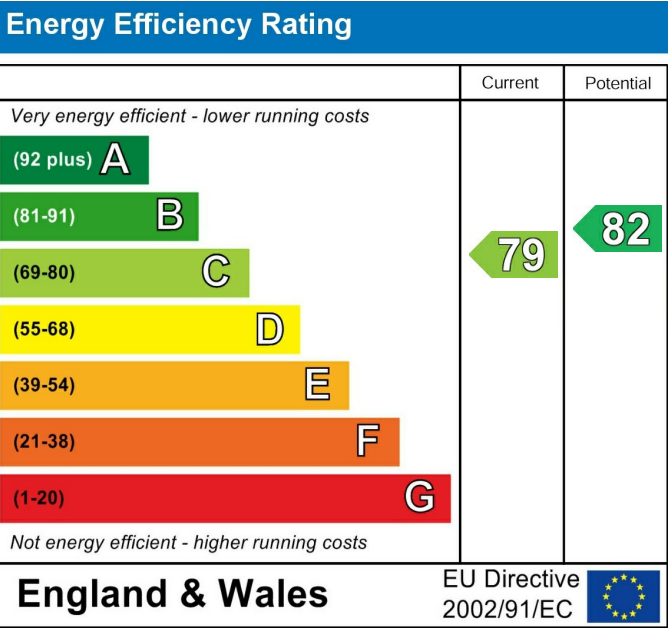
GIRAFFE360

#### Energy Efficiency Rating

|                                             | 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 |                         |           |
|                                             | 79                      | 82        |
| 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 |           |



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.



