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4 Brackenrigg, Consett, DH8 6FG

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# 4 Brackenrigg, Consett, DH8 6FG

O.I.R.O £180,000

This well-presented home in Consett offers spacious and versatile accommodation, ideal for first-time buyers, growing families or those seeking flexible living space.

The ground floor features a bright and modern kitchen with a central island and under floor heating throughout, ample natural light and space for dining, creating a sociable setting for everyday living and entertaining. Externally, the property benefits from an enclosed garden, off-road parking and a single garage.

On the first floor, the welcoming reception room enjoys large windows overlooking the garden, providing a comfortable and relaxing living space. A well-proportioned double bedroom is also located on this floor, offering flexible accommodation for guests, children or home working.

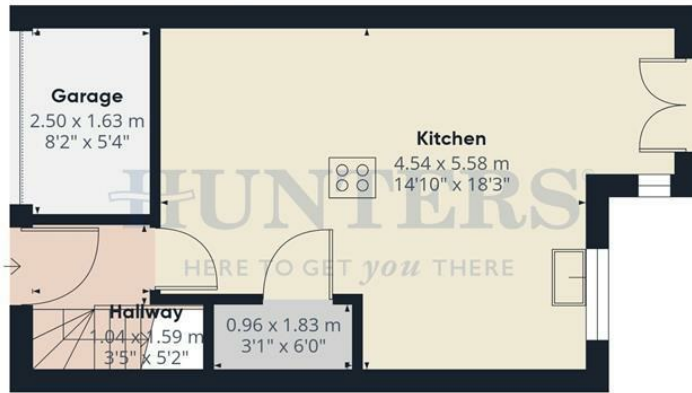
The second floor comprises the generous principal bedroom, complete with fitted wardrobes and a private en-suite shower room, alongside a further double bedroom and the contemporary family bathroom featuring a heated towel rail.

The property has an EPC rating of C and falls within Council Tax Band C.

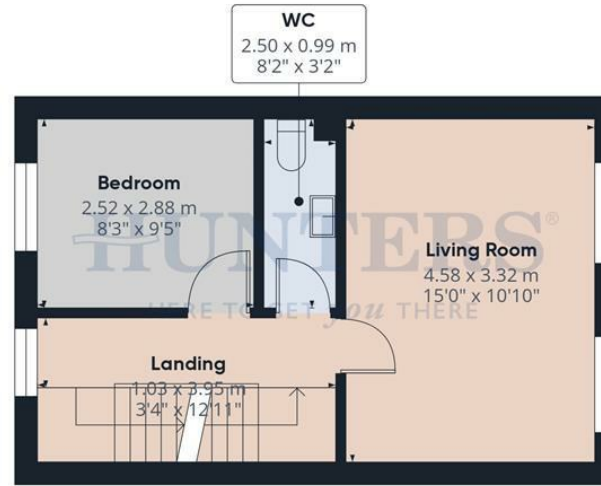
Conveniently located for schools and shopping facilities.

Surrounding greenery and mature trees, leading to a private garden, while the property offers a great opportunity to purchase a well-presented home.

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Ground Floor



Floor 1



Floor 2

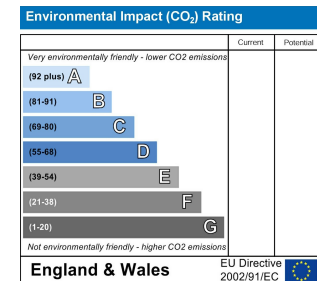
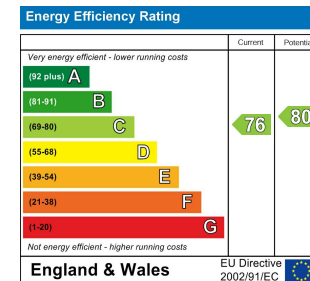


Approximate total area<sup>(1)</sup>  
94.1 m<sup>2</sup>  
1013 ft<sup>2</sup>


(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</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.







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