



12 Benfieldside Road, Consett

- IDEAL FOR FIRST TIME BUYERS
- TWO SPACIOUS DOUBLE BEDROOMS
- DIRECT ACCESS TO REAR GARDEN
- COUNCIL TAX BAND A
- NEAR SCHOOLS

- ATTRACTIVE OPTION FOR INVESTORS
- BRIGHT KITCHEN WITH BREAKFAST AREA
- COZY RECEPTION ROOM WITH FIREPLACE
- CLOSE TO SHOPS AND AMENITIES
- GOOD TRANSPORT LINKS TO DURHAM AND NEWCASTLE

Reduced To £100,000

HUNTERS[®]
HERE TO GET *you* THERE

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DESCRIPTION

This two bedroom terraced property is offered ****for sale**** in Consett, County Durham, and is suited to both first time buyers and investors. Neutrally decorated throughout, the home provides a practical layout with one reception room, one kitchen, two double bedrooms and one bathroom. The property has an EPC rating of A and falls within Council Tax Band D.

The reception room includes a fireplace, creating a focal point for the main living space. To the rear, the kitchen benefits from good natural light and a dedicated breakfast area, with direct access to the rear garden. The garden is laid to lawn, providing outdoor space for relaxation, play, or gardening.

Both bedrooms are doubles, with the front-facing master bedroom offering additional storage. The bathroom is located on the first floor.

Situated in Consett, the property is well placed for local amenities, including shops, cafés and leisure facilities in and around the town centre. Nearby schools serve a range of ages, making the area practical for households requiring access to education. There are green spaces and established walking and cycling routes in the wider area, offering opportunities for outdoor activities.

Consett has regular bus services to Durham, Newcastle and other surrounding towns, providing access to wider employment and leisure options. The nearest mainline rail connections are available from Durham and Newcastle, both reachable by car or bus, offering services to destinations across the region and beyond.





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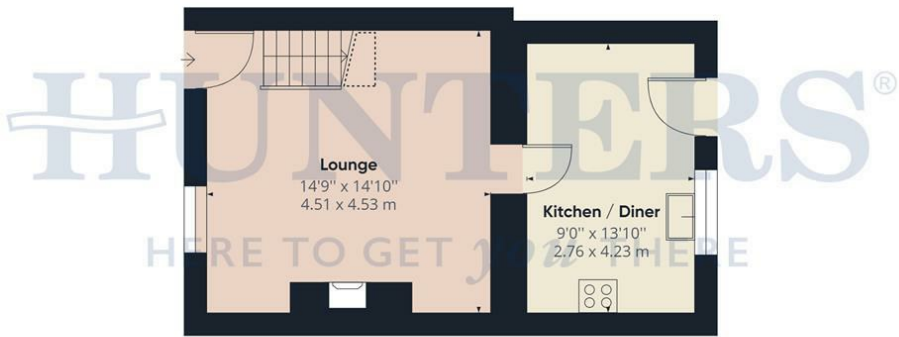
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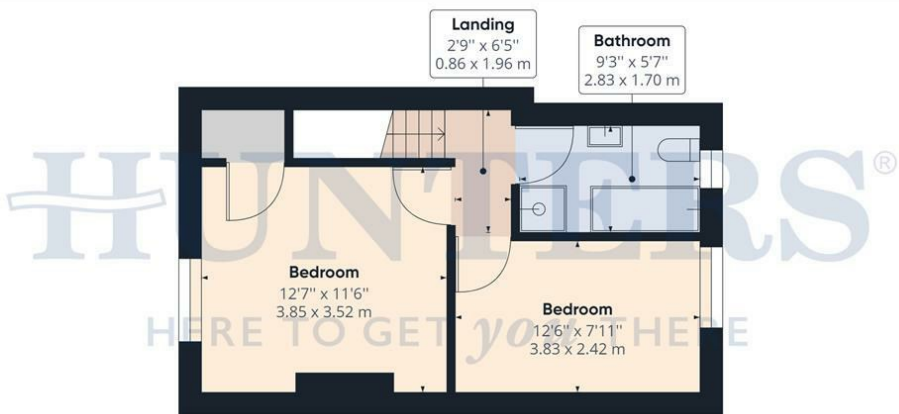
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 685.53 ft²
 63.69 m²

Reduced headroom
 6.16 ft²
 0.57 m²

(1) Excluding balconies and terraces

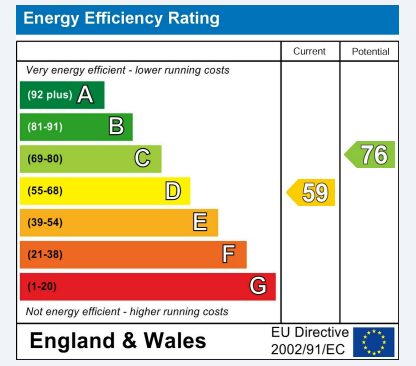
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

Viewing

Please contact our Hunters Consett Office on 01207 593838 if you wish to arrange a viewing appointment for this property or require further information.

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