



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

24 Durham Road, Leadgate, Consett, DH8 7RJ

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£129,950

Hunters are delighted to welcome to the market with no onward chain this three bedrooomed terrace property that has recently been fully refurbished to a high standard.

A well presented stone terraced property that will be ideal for first time buyers, the property consists of entrance lobby through to the lounge, beautiful fully fitted kitchen-dining area and also boasts a utility room for added space.

To the first floor there are two double bedrooms, a single bedroom and a stunning newly fitted family bathroom with separate shower cubicle.

To the rear of the property there is a yard.

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**Lobby**  
1.07 x 0.93 m  
4'0" x 3'1"



Ground Floor

**Landing / Hallway**  
0.96 x 3.55 m  
3'0" x 11'8"



Floor 1



**Approximate total area<sup>(1)</sup>**  
81.41 m<sup>2</sup>  
876.29 ft<sup>2</sup>

**Reduced headroom**  
0.32 m<sup>2</sup>  
3.44 ft<sup>2</sup>

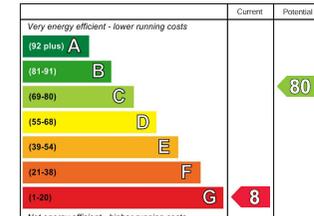
(1) Excluding balconies and terraces

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.

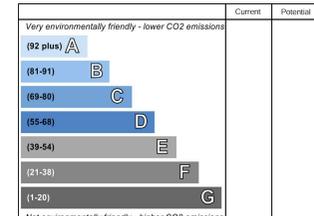
GIRAFFE360

**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

## 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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	8	
<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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