



HUNTERS[®]
HERE TO GET *you* THERE

17 First Street, Watling Bungalows, Consett, DH8 6HN

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Asking Price £159,950

Offered for sale is an immaculate two bedroom terraced bungalow, situated in the sought-after village of Leadgate. This rare home offers a versatile layout, ideal for first-time buyers or families.

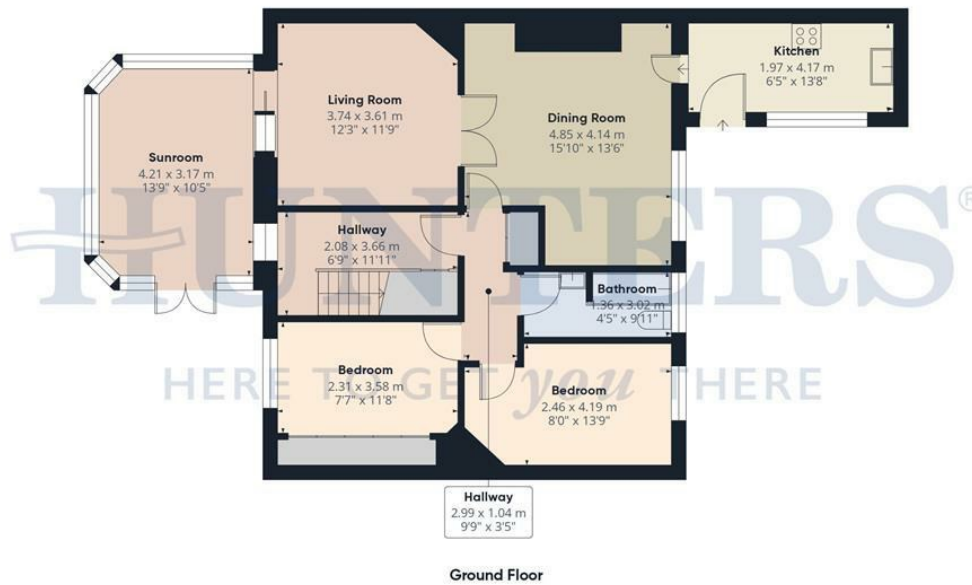
Upon entering, you are greeted by two distinct reception rooms, each thoughtfully designed. The primary reception room features large windows, wood floors, and a pleasant garden view, creating a bright and welcoming space. This room also provides direct access to the garden and doubles as a sun room, seamlessly blending indoor and outdoor living. The second reception room continues with wood flooring and offers a tranquil garden view, making it ideal for relaxation or entertaining guests.

The property boasts two double bedrooms, with a loft conversion adding two extra rooms upstairs as well. There is a well-appointed bathroom to serve the household.

Externally, the bungalow benefits from off-road parking and a generous garden, offering outdoor space for gardening, children's play, or entertaining. Its location affords convenient access to public transport links, reputable schools, and local amenities. For those who enjoy an active lifestyle, there are nearby walking and cycling routes.

This property combines modern living with a strong sense of community, all in a desirable location. Early viewing is recommended to appreciate the quality and space on offer.

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Approximate total area^m
 120.3 m²
 1294 ft²

Reduced headroom
 8.5 m²
 91 ft²

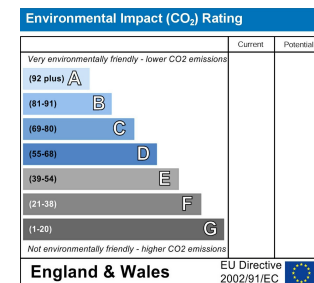
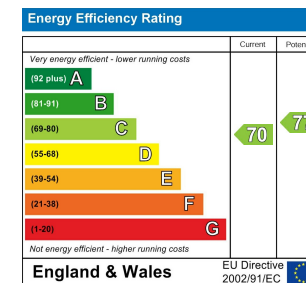


(1) Excluding balconies and terraces


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.

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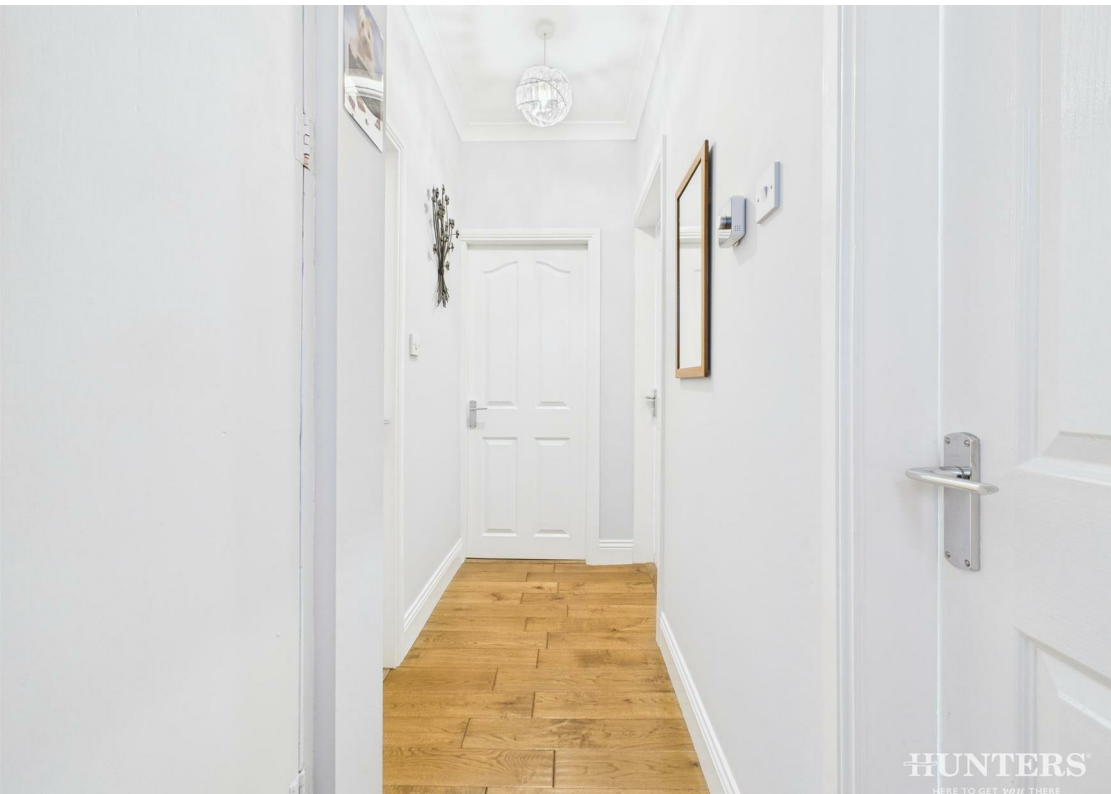
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.









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