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39 South Magdalene, Medomsley, Consett, DH8 6RJ

**HUNTERS**

# 39 South Magdalene, Medomsley, Consett, DH8 6RJ

Asking Price £145,000

This immaculate three-bedroom terraced house is offered **\*\*for sale, with no onward chain\*\*** in the popular area of Medomsley, near Consett.

The property features a well-proportioned reception room with large windows providing a pleasant garden view and a focal-point fireplace. The separate kitchen benefits from good natural light and an abundance of high end appliances such as Schock Onyx composite granite sink with Schock Epos pull out tap, AEG gas hob and AEG competence electric fan oven and access to a useful utility space. There is also a new Baxi condensing boiler fitted in the property with a five year warranty. Sleeping accommodation comprises a master double bedroom with built-in wardrobes, a further double bedroom also with built-in storage, and a single bedroom suitable for a child's room or home office. The family bathroom includes a heated towel rail and a Triton T80EASI electric shower. Other notable features are polished chrome light switches and stair rail along with low energy LED lighting, all internal doors to rooms are Marlow 4 Panel Oak Veneer with serozetta trend chrome fittings. Externally, the house enjoys a garden and the advantage of parking.

The location provides access to local amenities in nearby Consett, including supermarkets, shops, cafés and services. Medomsley and the surrounding countryside offer a variety of outdoor activities and recreational opportunities. The area is well-connected, with public transport available for journeys to and from the town.

Public transport is available for journeys to and from the town, with regular bus services connecting to nearby towns and cities. The property is located in a quiet residential area, providing a peaceful living environment.

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

81.8 m<sup>2</sup>

881 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

4 ft<sup>2</sup>

(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.

GIRAFFE360

**Energy Efficiency Rating**

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

England & Wales

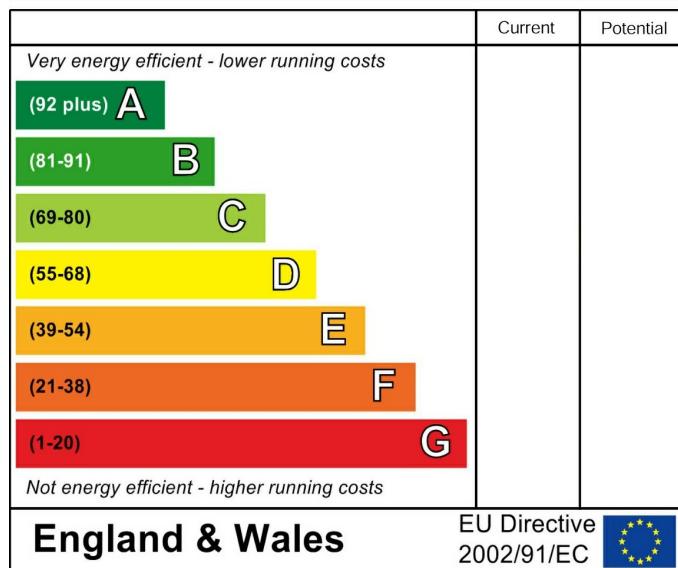
EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

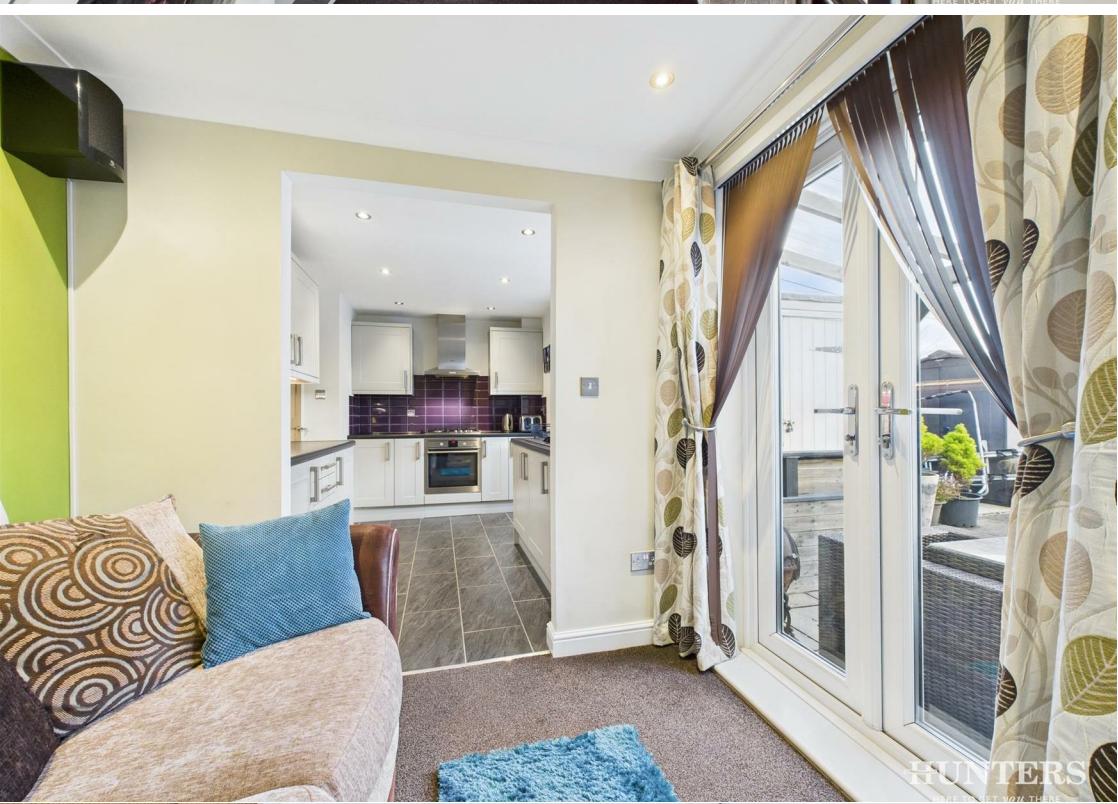
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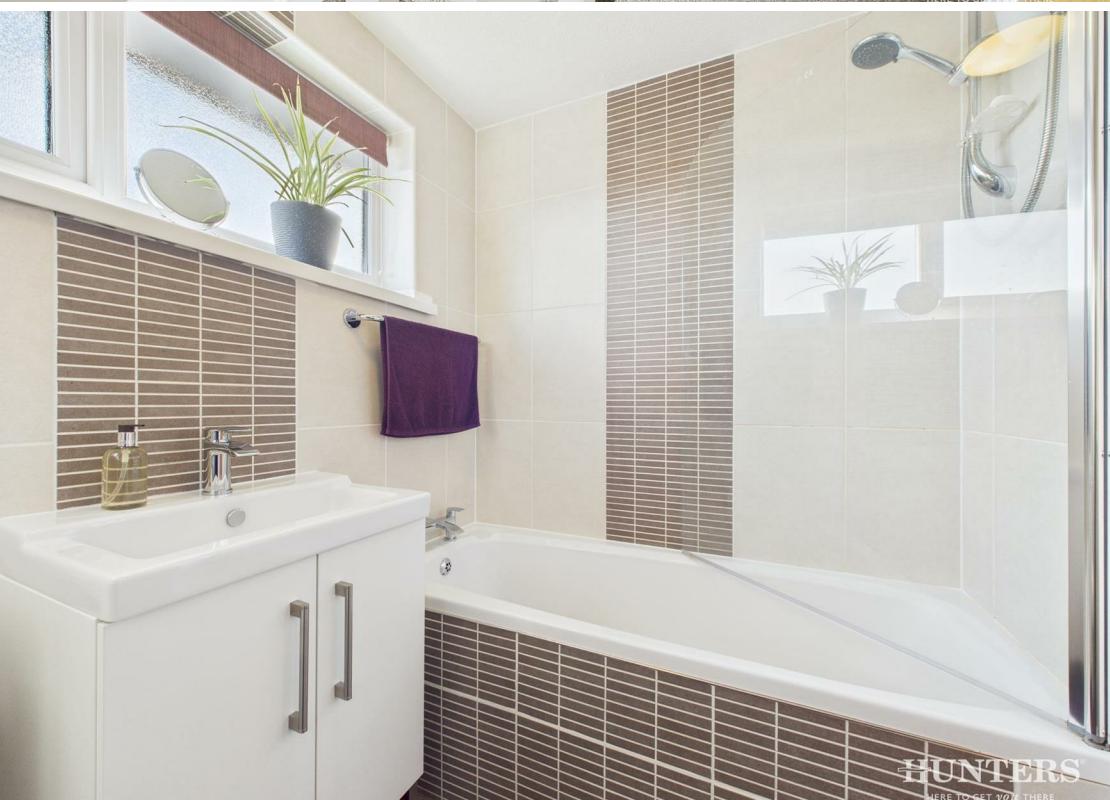
## Energy Efficiency Rating

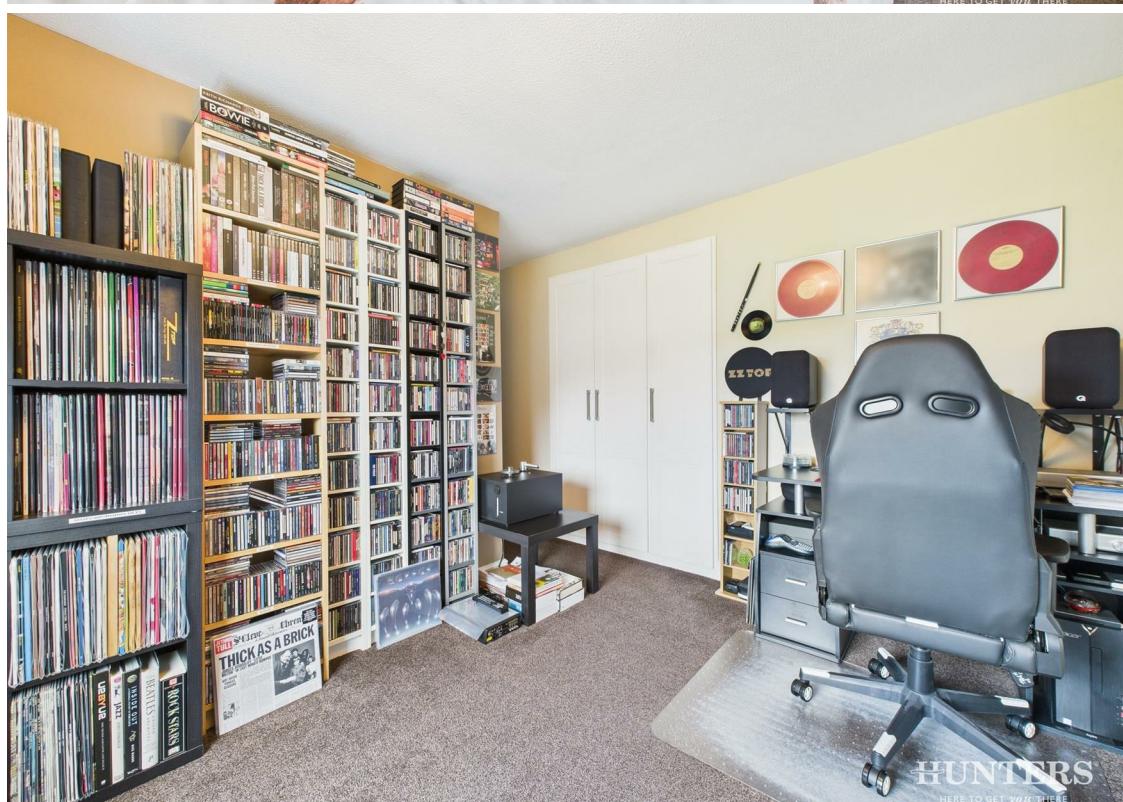


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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