



**HUNTERS®**  
HERE TO GET *you* THERE

8 Beaumont Way, Consett, DH8 5BD

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£184,950

Hunters are delighted to welcome to the market this immaculate, semi detached, three bedroom family home, situated on a sought after estate!

As you approach the property you are greeted by a well maintained front lawn and off road parking for one vehicle.

Stepping into the property you are welcomed by a cosy hallway with stairs leading to the first floor featuring panelling along the walls. To your left is the access to the bright and airy lounge with a classic finish.

To the rear of the property is the modernised kitchen/diner. This stunning, fully equipped kitchen features a beautiful Belfast sink and boasts an island ideal for dining, as well as providing further counter space.

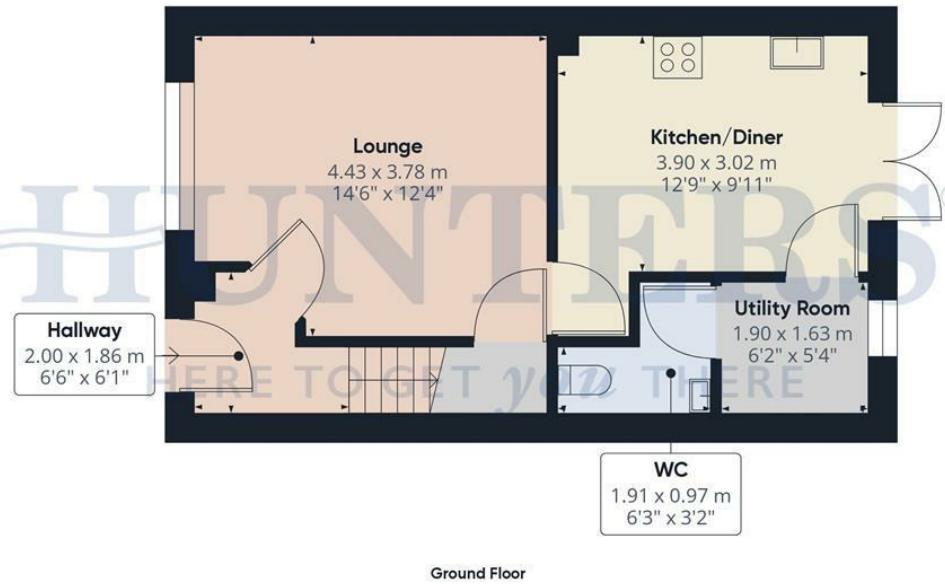
To the right hand side of the kitchen is a separate utility room and a down stairs WC.

To the first floor of the property at the front aspect is the family bathroom and also first bedroom. To the rear is a further bedroom and the master bedroom with en suite shower room. All bedrooms are well presented with unique panelling in each room.

Externally to the rear the property offers an enclosed garden with grass laid to lawn. To the top of the garden is a section laid with porcelain tiles perfect for entertaining.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838

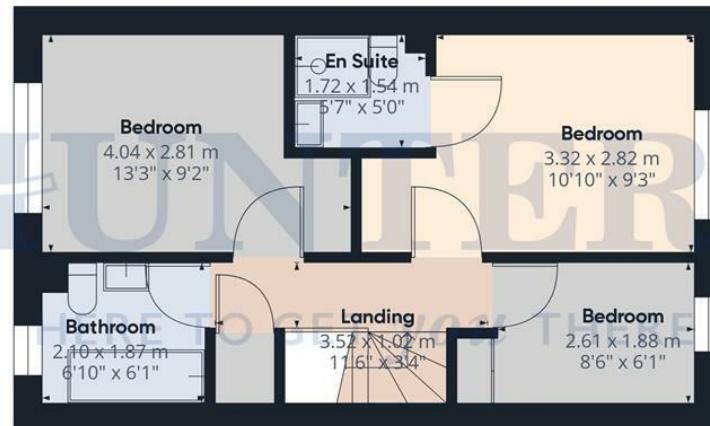
[consett@hunters.com](mailto:consett@hunters.com) | [www.hunters.com](http://www.hunters.com)



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

76.67 m<sup>2</sup>

825.3 ft<sup>2</sup>



Excluding balconies and terraces

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**

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

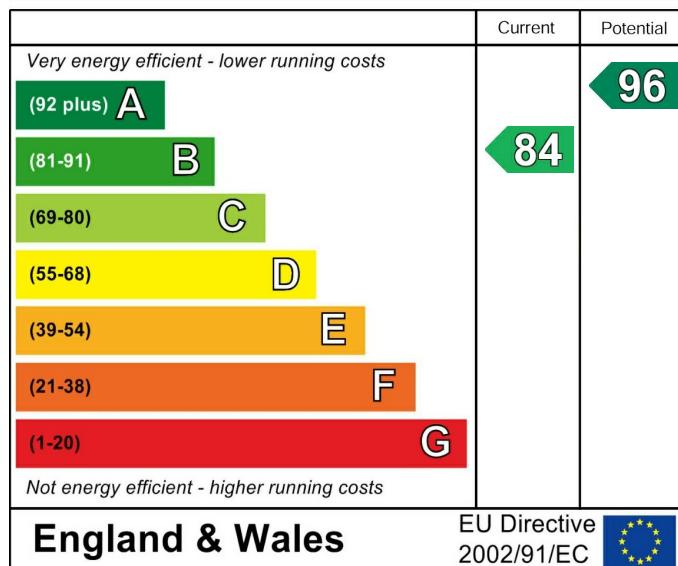
**Environmental Impact (CO<sub>2</sub>) Rating**

	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		

EU Directive 2002/91/EC

England & Wales

## 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.

