



**HUNTERS**<sup>®</sup>  
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3 First Street, Crookhall, Consett, DH8 7LX

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# 3 First Street, Crookhall, Consett, DH8 7LX

## Reduced To £155,000

This six-bedroom terraced house is offered **\*\*for sale\*\*** in Consett, within the Crookhall area, and provides flexible accommodation suited to families, first-time buyers and investors.

The ground floor features two reception rooms. The first reception room includes a fireplace, creating a clear focal point for the space. The second reception room offers views over the garden and direct access to it, providing a practical arrangement for indoor-outdoor use. The neutrally decorated interior allows buyers to personalise the property to their own taste. The kitchen benefits from natural light, enhancing the usability of this key area. There are two bathrooms serving the six bedrooms.

The bedroom layout comprises five double bedrooms, including a master bedroom, and a further single bedroom. One of the double bedrooms includes built-in wardrobes, adding useful storage. Externally, the property includes a garden, offering outdoor space for relaxation, play, or gardening.

Consett town centre is within easy reach, providing supermarkets, independent shops, cafés, and everyday amenities. The area is well served by local schools, with both primary and secondary options accessible in and around Consett. Green spaces and nearby parks,

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Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
146.5 m<sup>2</sup>  
1576 ft<sup>2</sup>

**Reduced headroom**  
1.1 m<sup>2</sup>  
12 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			
		71	78
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			

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<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.







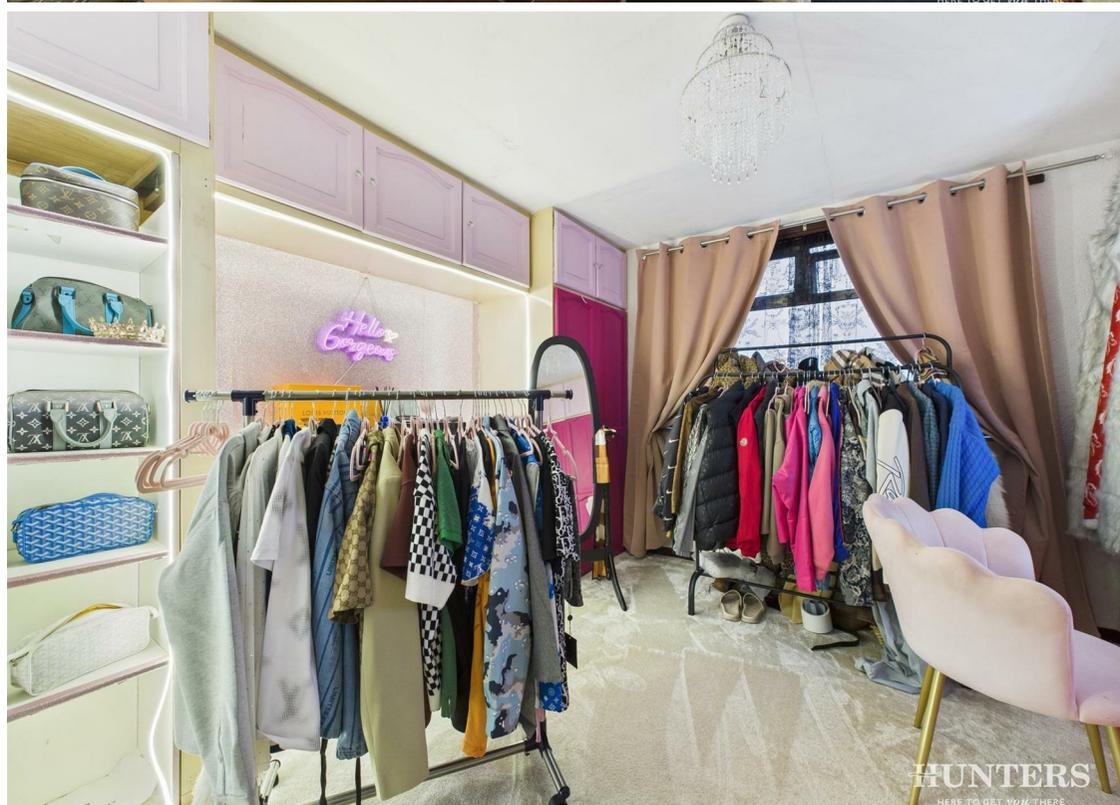
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