



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

22 Spiro Court, Consett, DH8 7NL

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£119,950

Hunters are delighted to welcome to the market this two bedroom end terrace property that would make the perfect first time buy!

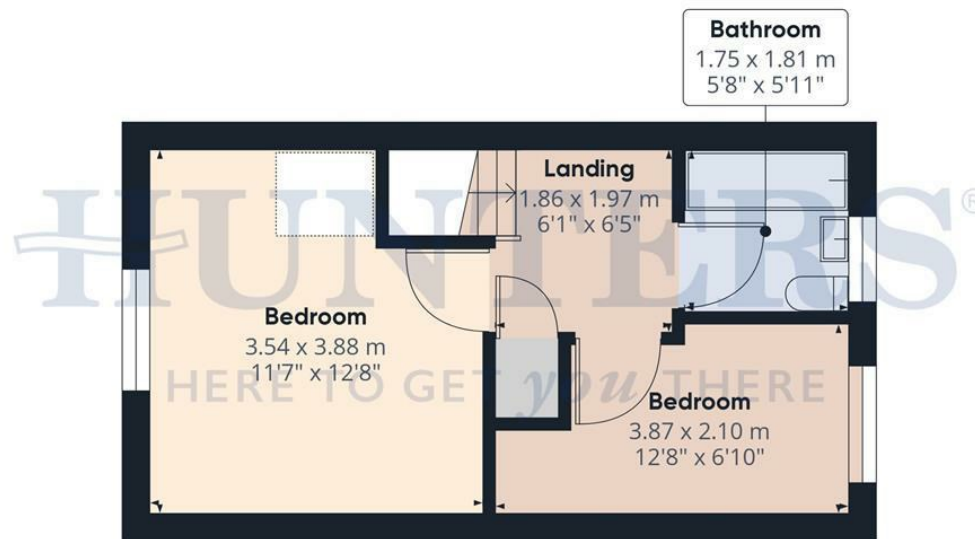
Briefly the property comprises of an entrance straight in to the kitchen area with access to the first floor. The downstairs is a stunning open plan layout with feature breakfast bar and french doors leading to the rear garden. There is also a downstairs WC. To the first floor of the property is two double bedrooms and the family bathroom.

Externally the property offers of road parking to the front and to the rear is a garden with decked area and grass laid to lawn.

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Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**

54.92 m<sup>2</sup>  
591.14 ft<sup>2</sup>

**Reduced headroom**

1.21 m<sup>2</sup>  
13.03 ft<sup>2</sup>

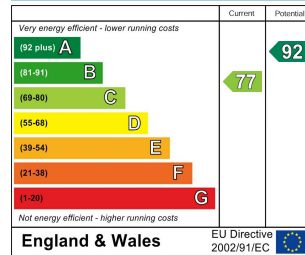
Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

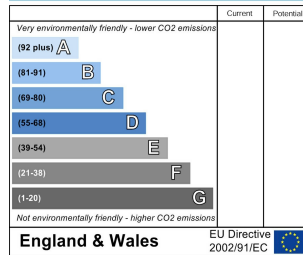
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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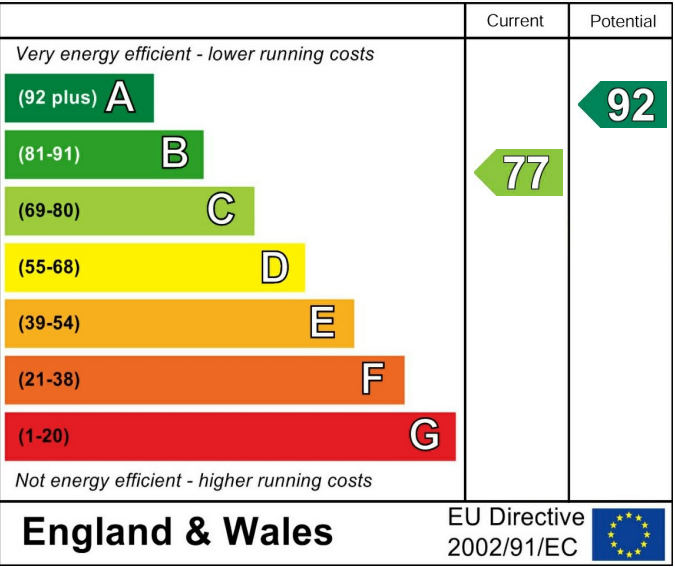
**Energy Efficiency Rating**



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



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.







