



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

32 Queens Gate, Consett, DH8 5FB

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

# 32 Queens Gate, Consett, DH8 5FB

## Asking Price £224,950

Nestled within the popular Queens Gate development and backing onto Consett Park, this four-bedroom Town House offers spacious, well-presented accommodation. The property has been tastefully decorated, exceptionally well maintained, upgraded and is extremely well proportioned for a growing family.

The inviting light filled hallway leads to a large modern kitchen, upgraded with extra units, offering excellent storage and integrated appliances. This impressive kitchen merges cooking and dining into one space and offers direct access to the enclosed rear garden. The utility room includes space for white goods and storage, with internal access to the integrated garage. Completing the ground floor is a spacious storage cupboard and downstairs cloakroom.

To the first floor is the light-filled living room featuring two Juliette balconies overlooking the garden and woodland, a generous double bedroom and a single bedroom, currently being used as an office.

On the second floor, the large master suite offers fitted wardrobes and en-suite shower room with heated towel rail. A further double bedroom, a large storage cupboard and a spacious family bathroom with heated towel rail complete the second-floor accom

To the  
creatin  
reputal

,  
S,

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838  
consett@hunters.com | www.hunters.com



Ground Floor



Floor 1



Floor 2

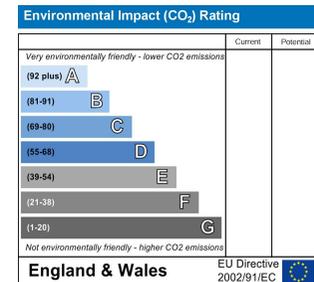
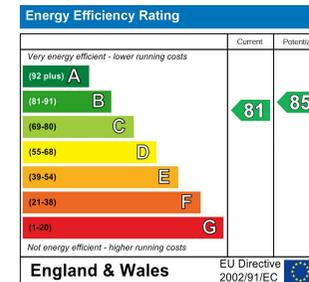


Approximate total area<sup>(1)</sup>  
121.2 m<sup>2</sup>  
1303 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

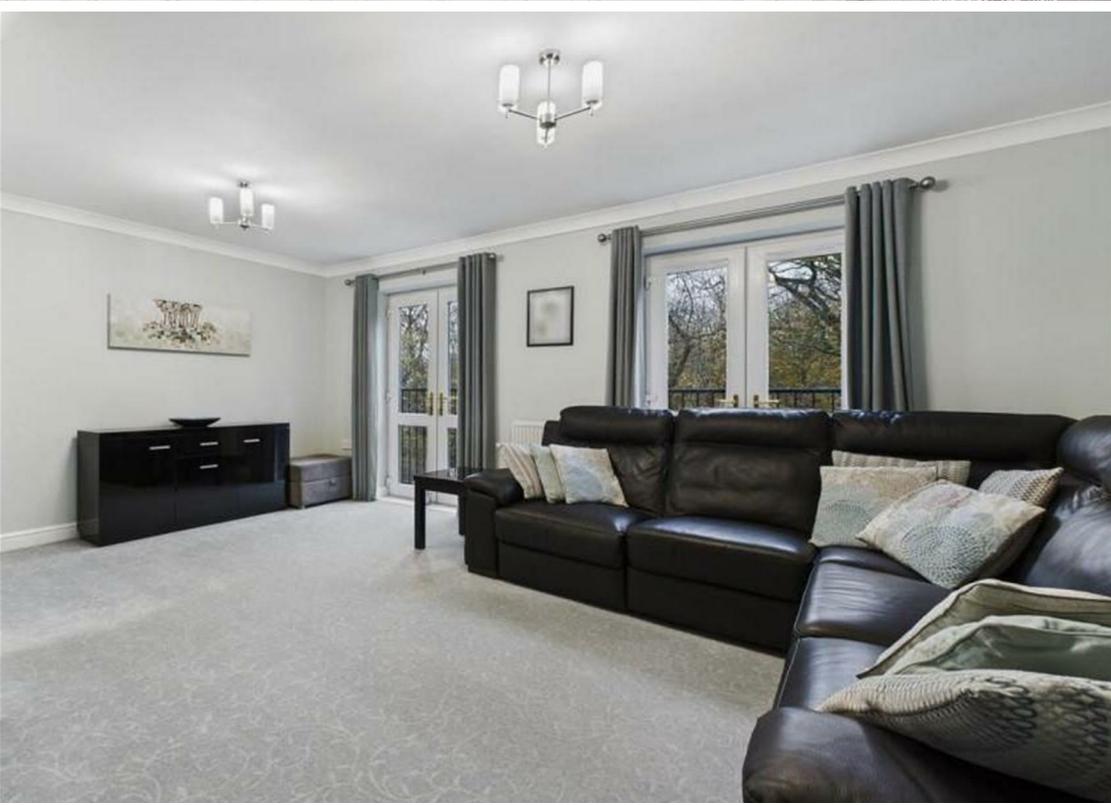
GIRAFFE360



## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   | <b>81</b>                  | <b>85</b>                                                                         |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.









HUNTERS  
HERE TO GET YOU THERE



