



HUNTERS®
HERE TO GET *you* THERE

22 Oakdale Road, Consett, DH8 6AT

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£149,950

We are delighted to offer to the market, this immaculately presented three bedroomed modernised semi detached home in a sought after location within walking distance of the town centre. The property benefits from a blocked paved front and side which gives plenty of scope for parking with the addition of 2 electric charging points.

Internally you have a modern lounge leading into the kitchen which is extended to provide a dining area/sunroom which has bi-folding doors leading into the rear garden, a utility room is also situated to the ground floor.

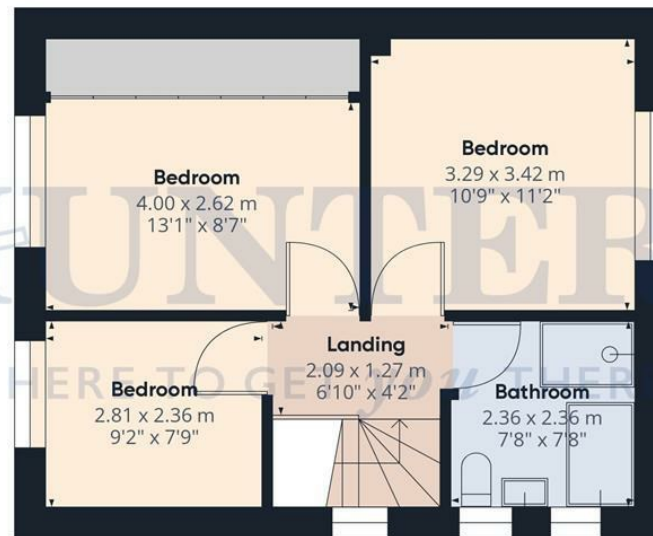
To the first floor are the three bedrooms, two with fitted wardrobes and a bathroom.

Externally the front of the property is block paved and to the rear is an enclosed garden with decking and the addition of an extensive outbuilding used as a bar area.

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Ground Floor



Floor 1

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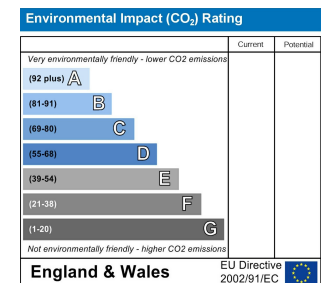
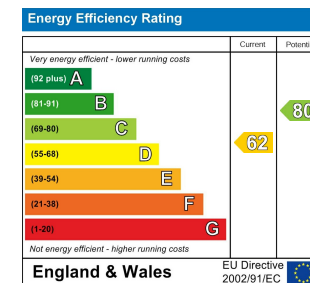
Approximate total area[®]

97.31 m²
1047.46 ft²

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



LOUNGE

UPVC window to the front, open stairs to first floor, plastered and painted walls, carpet to the floor, feature fire and surround, T.V aerial point, power points throughout.

UTILITY ROOM

6'7" x 8'6"

UPVC door to the side, sink and drainer, space for washer and dryer, gas combi boiler approx. 15yrs old with full service history, power points throughout.

KITCHEN

Range of modern wall and base units, range cooker with eight burner gas hob, modern extractor hood, space for fridge freezer, stain resistant worktop, laminate flooring, opening up into Sunroom/Dining Area.

SUNROOM/DINING AREA

9'6" x 15'9"

UPVC sun room with glass roof which offers additional seating/dining area, ladder radiator, power points throughout.

LANDING

UPVC window to side, plastered and painted walls, carpet to floor.

BATHROOM

7'7" x 7'7"

UPVC window to the side, vanity unit with sink and low level W.C, corner bath with modern taps and shower attachment, separate corner shower unit with boiler run shower, heated towel rail, UPVC cladding to walls in tile pattern, UPVC ceiling with down lighters, vinyl to the floor.

BEDROOM

10'10" x 10'10"

UPVC window to the rear, radiator, fitted wardrobes, plastered and painted walls, carpet to the floor, power points throughout.

BEDROOM

8'6" x 13'1"

UPVC window to the front, built in wardrobes, radiator, plastered and painted walls, carpet to the floor, power points throughout.

BEDROOM

7'7" x 9'2"

UPVC window to the front, radiator, papered and painted walls, carpet to the floor, power points throughout.


EXTERNALLY

The front and side of the property is block paved offering ample off road parking. To the rear is an enclosed garden which is laid to gravel with mature planting with a decking area leading to an outbuilding which is currently utilised as a bar area.

ADDITIONAL INFORMATION

The loft has a ladder and is part boarded, the boiler is approx. 15years old and will be serviced on agreement of sale, the fridge freezer whilst not included in sale is negotiable with the vendor, the bar cooler and pumps in the outbuilding will stay, and the fridge and the cooker will also stay and just need to be connected up.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(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	

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.









