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16 Ash Grove, Consett, DH8 6EB

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# 16 Ash Grove, Consett, DH8 6EB

## £975

This three-bedroom detached house is available \*\*to let\*\* in Consett, offering practical family accommodation with neutral décor throughout.

The property features one reception room with large windows, providing a bright main living space. The kitchen benefits from good natural light and has space for dining, creating a central hub for day-to-day family life. The master double bedroom includes an en-suite shower room and built-in wardrobes, complemented by a further double bedroom and a single bedroom. There is an additional bathroom, providing flexibility for family living.

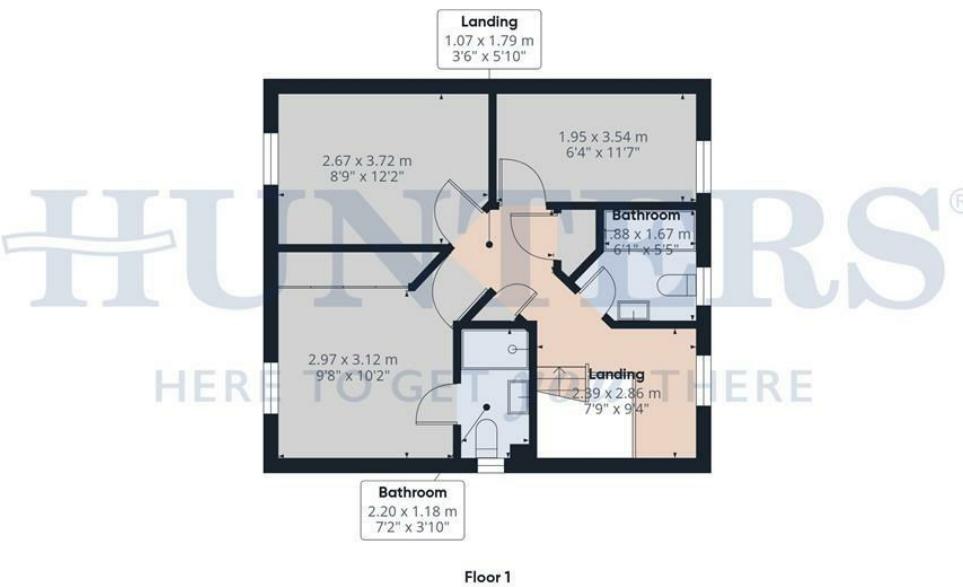
Externally, the house includes off-street parking and a single garage, supporting convenient car use. The EPC rating is C and the council tax band is C.

Located in Consett, the property has access to local amenities including supermarkets, shops and cafés in and around the town centre. Families will find a choice of nearby schools in the local area. Green spaces and walking and cycling routes are within easy reach, with locations such as Consett and Blackhill Park and the C2C (Sea to Sea) cycle route accessible for outdoor leisure.

Public transport links are available, with the nearest bus stops located within walking distance. The property is situated in a sought-after residential area, with local amenities including a supermarket, a post office, and several restaurants and bars.

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(1) Excluding balconies and terraces

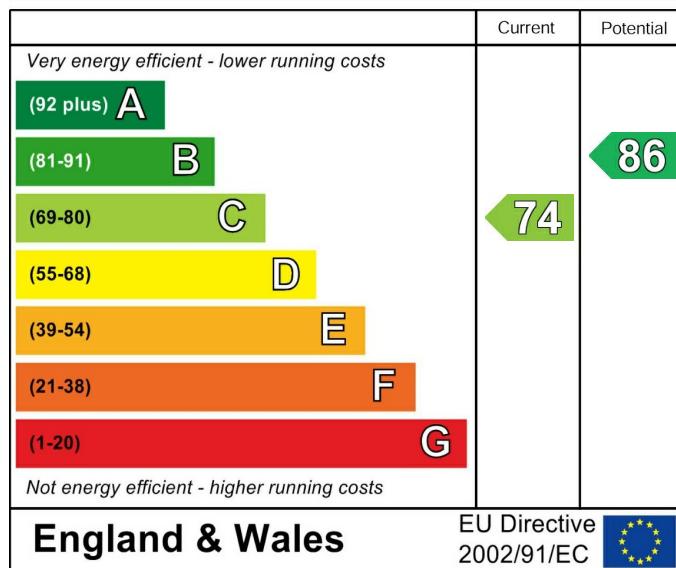
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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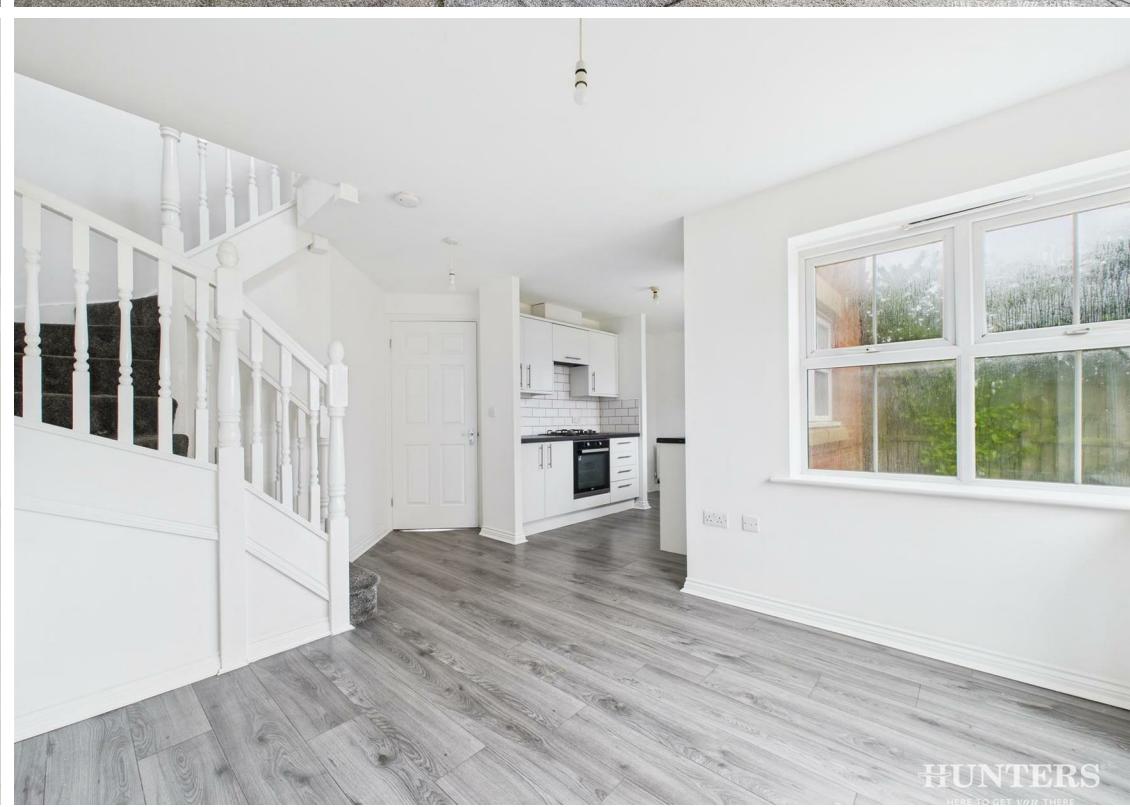
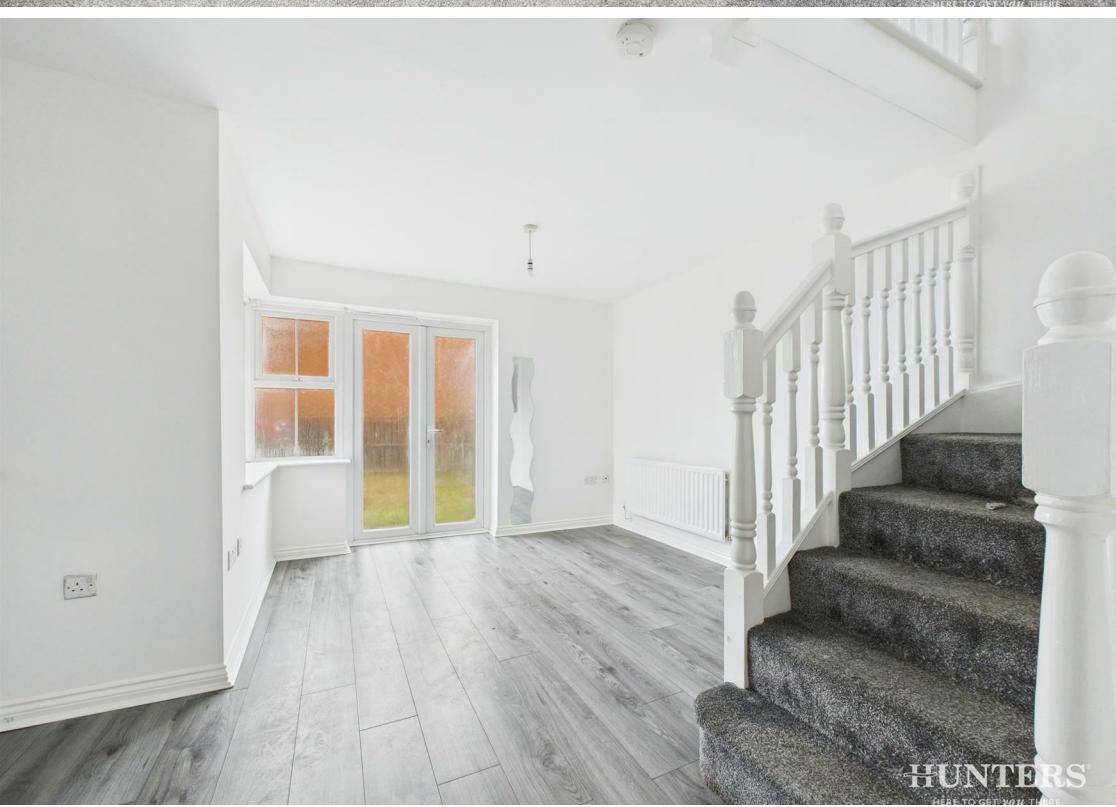
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		EU Directive 2002/91/EC
England & Wales		England & 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		EU Directive 2002/91/EC
England & Wales		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.

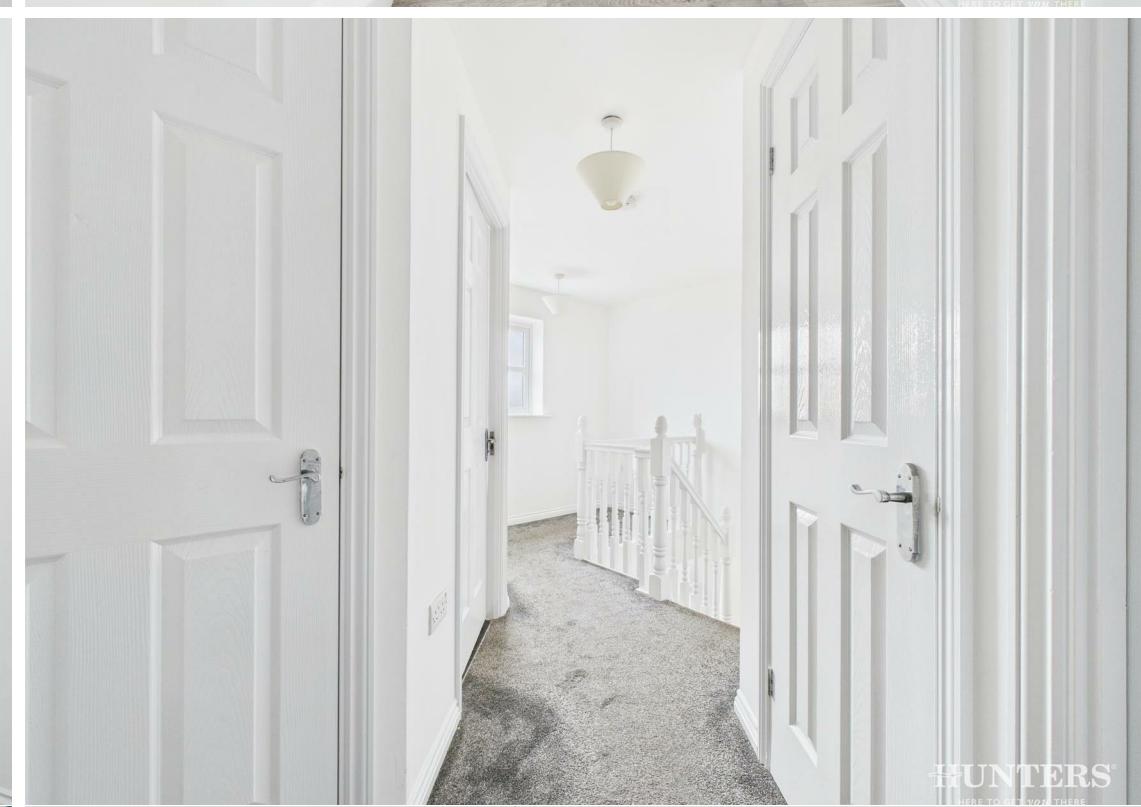
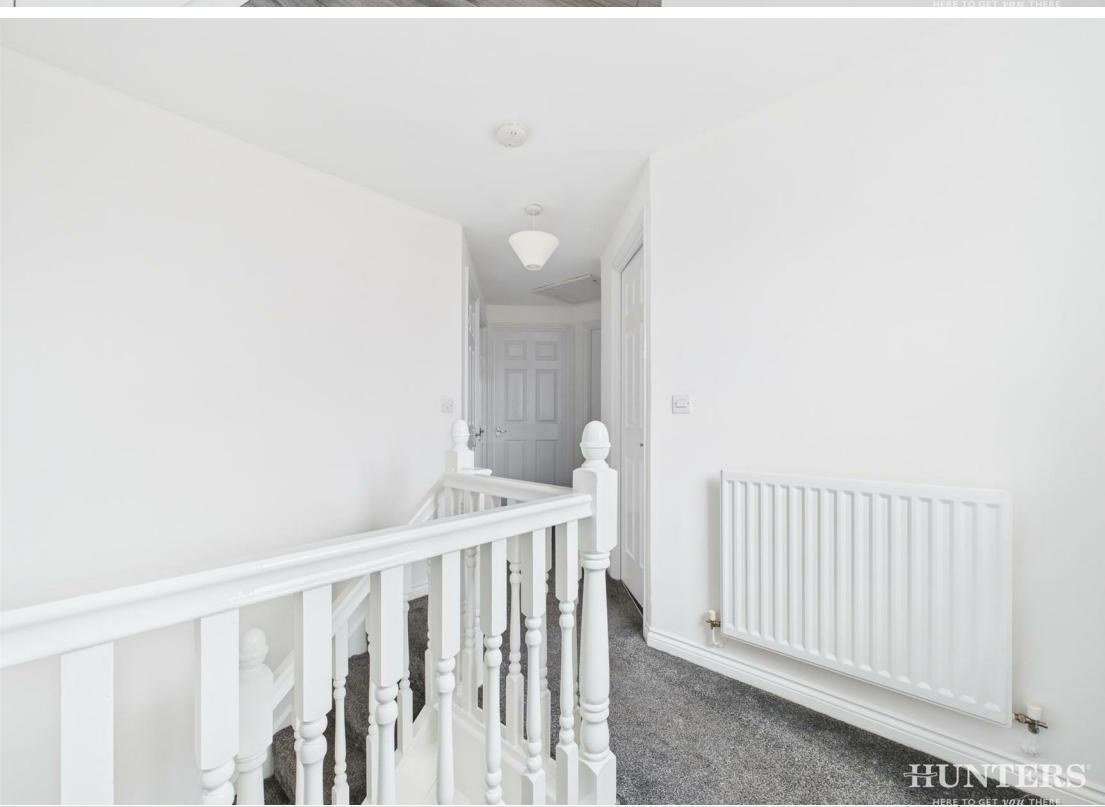


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