



HUNTERS[®]

HERE TO GET *you* THERE

2 Lingfield Road, Consett, DH8 5ED

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Reduced To £79,950

Introducing this splendid, neutrally decorated, terraced house that has just come onto the market. This property is readily available for sale, offering an excellent opportunity for first-time buyers or investors. The property was fully refurbished two years ago, which included a new bathroom and kitchen and new windows and doors throughout the property, a full rewire was also done.

The property is well organised, showcasing two bedrooms, one reception room, and a single kitchen. The master bedroom is generously sized, perfect for creating a serene and relaxing ambience. The second bedroom, while smaller, is ideally suited for a single personal space or perhaps a home office.

The reception room is bright and welcoming, with large windows allowing an abundance of natural light to flow in, creating an open and airy space. Additionally, the room benefits from built-in storage, adding a practical element to the design.

The kitchen is equally as inviting, with an abundance of natural light. It is the perfect place to prepare meals and entertain guests.

The property also includes a single bathroom, maintaining the home's over-arching theme of neutral décor.

The property has an EPC rating of D, reflecting a decent energy efficiency level, and falls into council tax band A.

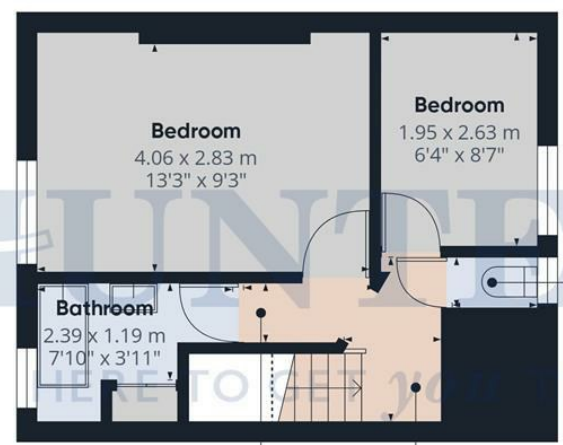
The location of the property is certainly one of its strong suits. It is well-served by public transport links, with local amenities nearby. It sits in close proximity to green spaces, nearby parks, and local schools. For those who enjoy the outdoors, walking and cycling routes are readily accessible, offering the perfect balance of urban living and nature.

This property is a fantastic opportunity and is expected to generate a lot of interest. Arrange a viewing today to avoid disappointment.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
50.7 m²
546 ft²

Reduced headroom
0.2 m²
2 ft²

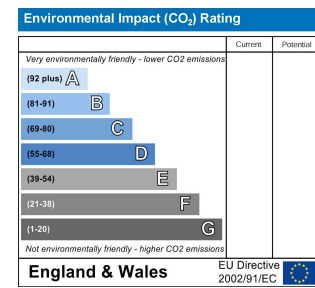
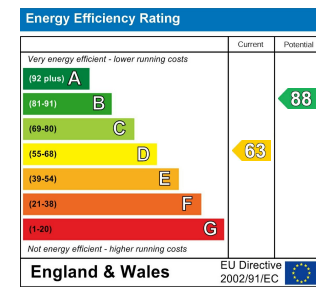
(1) Excluding balconies and terraces

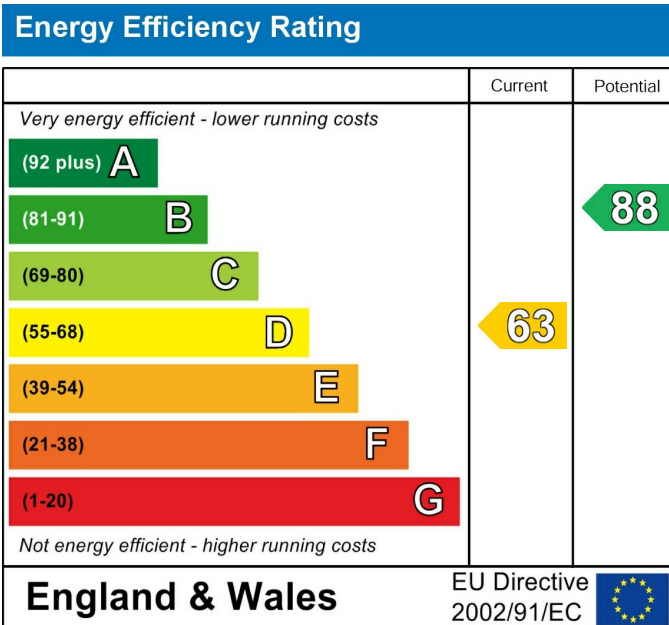
Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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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.

