



HUNTERS[®]
HERE TO GET *you* THERE

8 Bluebell Close, Leadgate, Consett, DH8 7GA

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Asking Price £109,950

Delighted to present this semi-detached house for sale. The property is neutrally decorated throughout with new flooring laid in 2023, perfect for those looking to add their own personal touch. This house features two double bedrooms, one of which benefits from built-in wardrobes, offering ample storage space.

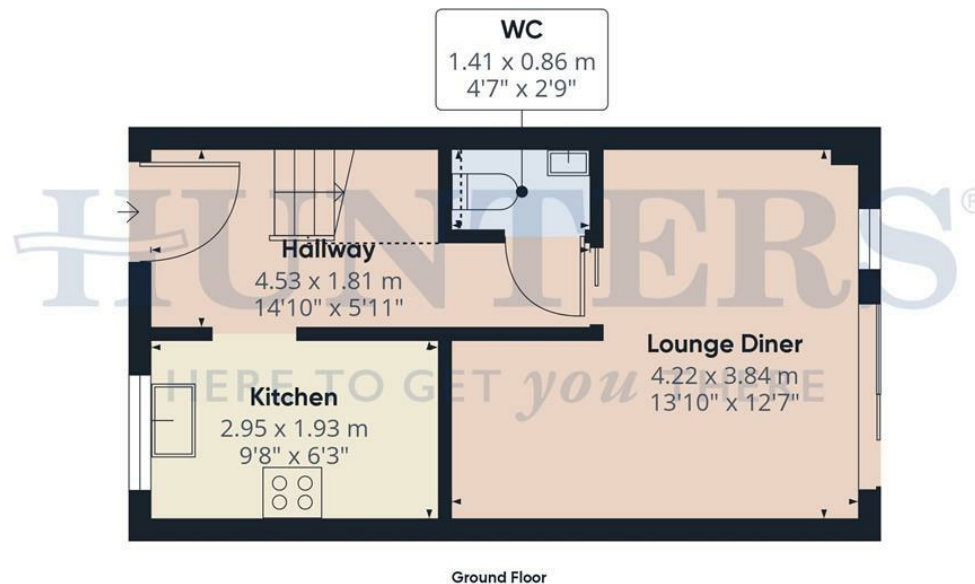
The modern open-plan kitchen is filled with natural light and includes an integral oven and hob, and the house also has a reception room with large windows that provide a beautiful view of the garden. The garden is a real gem of the property, providing a serene, private and peaceful setting without being overlooked. Additionally, the reception room offers direct access to this garden via sliding doors, opening up the space and creating a seamless indoor-outdoor living experience.

The house is complemented by a main bathroom and the convenience of a ground-floor WC cloakroom. The off-road parking is a welcome feature for any homeowner with a private driveway situated at the rear of the property and ample parking down the side. The property is located on a small cul-de-sac, close to local amenities, and has excellent public transport links. For the outdoor enthusiasts, there are plenty of walking and cycling routes nearby ideal for exploring the Derwent Valley, C2C route or Lanchester Valley Way.

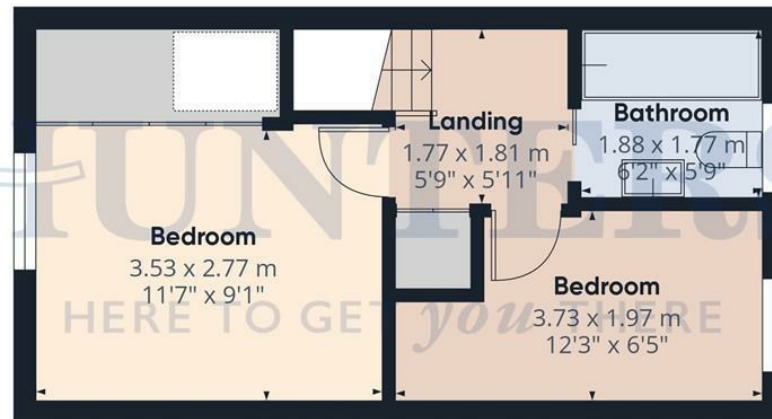
This home would be ideal for first-time buyers looking to step onto the property ladder. It also suits families seeking a comfortable living space, and it's an excellent choice for those over 55 looking for a peaceful retreat.

In conclusion, this property offers a fantastic opportunity to own a charming home in a convenient location, with unique features like an open plan design, garden, and off-road parking. Don't miss this opportunity to own a piece of tranquillity.

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Ground Floor



Floor 1

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Approximate total area[®]

52.3 m²
562.95 ft²

Reduced headroom

1.29 m²
13.85 ft²

(1) Excluding balconies and terraces

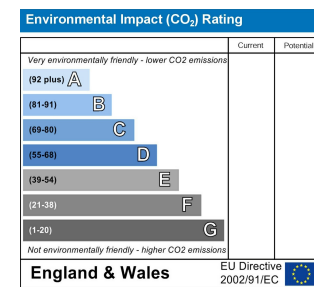
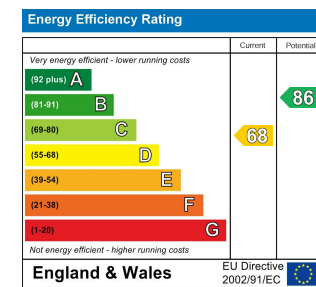
Reduced headroom

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

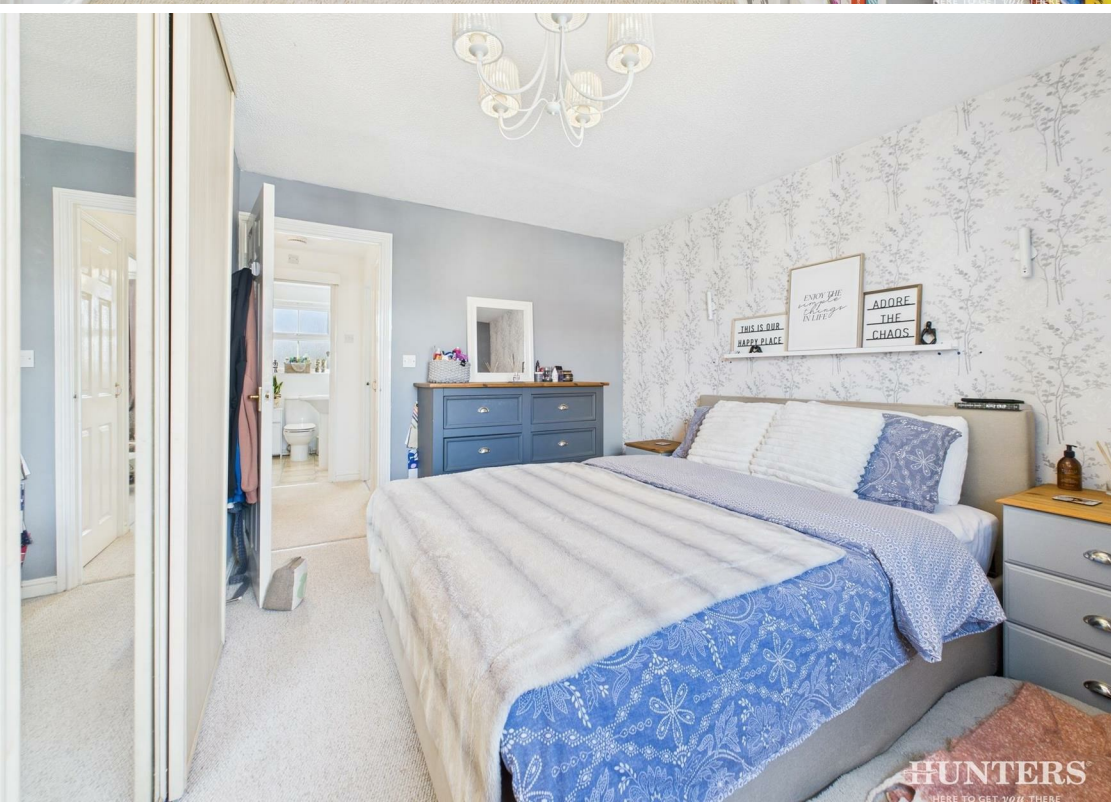
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.











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