



HUNTERS[®]
HERE TO GET *you* THERE

8 Clarence Gardens, Consett, County Durham, DH8 5TU

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£169,950

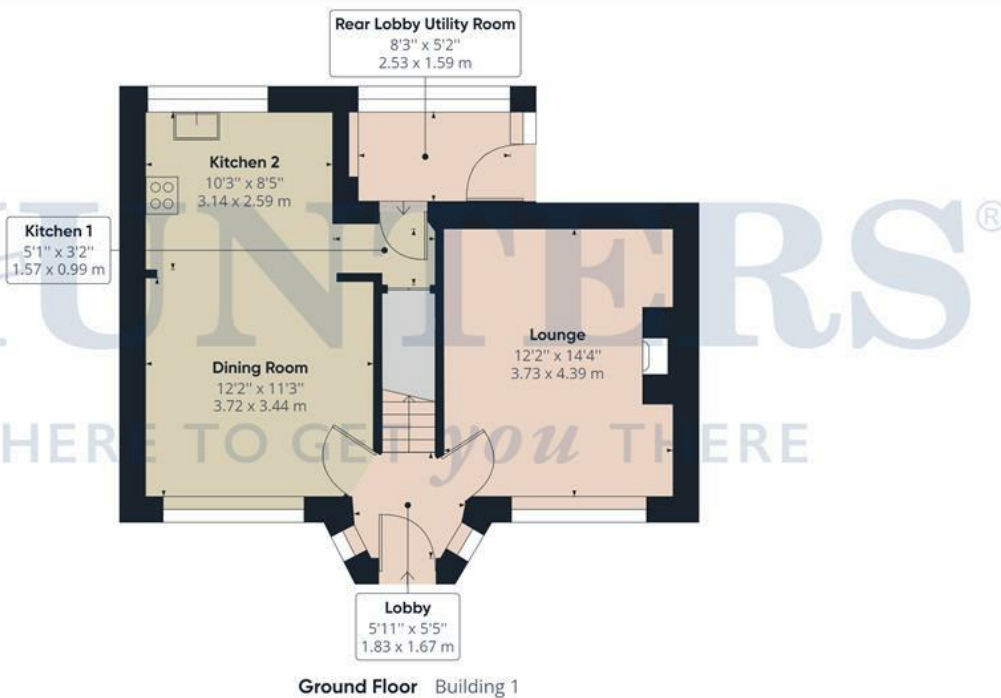
Hunters are delighted to welcome to the market this three bedroom semi detached property located in a popular area.

Briefly the property offers an entrance lobby with stairs leading to the first floor. To the right is the lounge with feature log burner. To the right is the dining room which then opens up to the kitchen at the rear aspect of the property, there is also access to the rear lobby/utility room.

To the first floor of the property at the left hand side is a double bedroom to the front and a single bedroom to the rear. To the right hand side of the first floor is the shower room and double bedroom.

Externally the property offers a well kept garden to the front with grass laid to lawn and a mixture of shrubs and other plants. To the rear is an enclosed garden with astro turf lawn and paved patio area. There is also off road parking to the rear.

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



Approximate total area⁽¹⁾

931.69 ft²

86.56 m²




(1) 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

- Lobby**
6'0" x 5'5"
- Lounge**
12'2" x 14'4"
- Dining Room**
12'2" x 11'3"
- Kitchen**
10'3" x 8'5"
- Utility Room**
8'3" x 5'2"
- Bedroom**
12'5" x 11'2"
- Bedroom**
11'0" x 9'6"
- Bedroom**
10'4" x 8'3"
- Shower Room**
9'1" x 4'5"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.









