



Emma Street, Consett, DH8 5NP

INVESTORS OPPORTUNITY | MID TERRACE PROPERTY | TENANTS OCCUPYING |
KITCHEN/DINER | LOUNGE | FAMILY BATHROOM | GARDEN TO THE FRONT | YARD
TO THE REAR | EPC: C

Asking Price: £65,000



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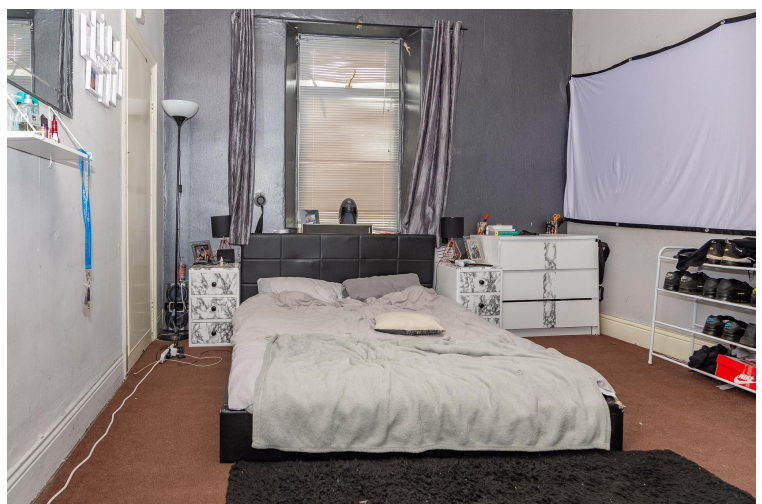
DESCRIPTION

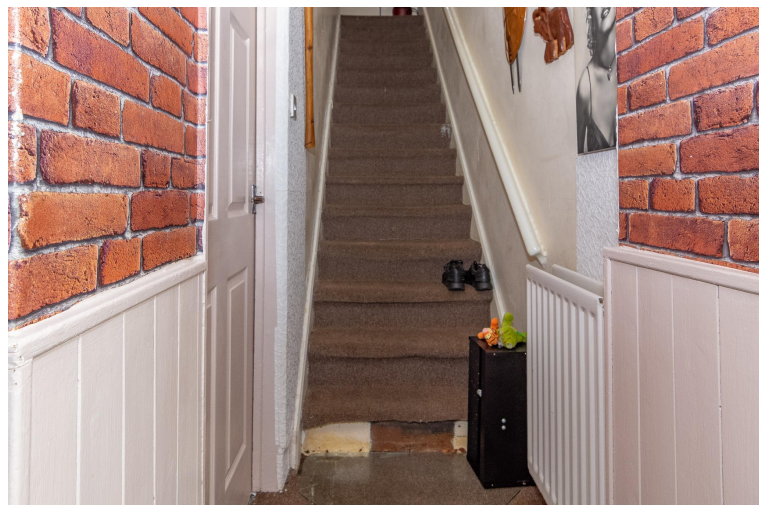
Hunters welcome to the market this stone built mid terrace property that would make the ideal investment opportunity, there are currently tenants residing in this property making it the perfect purchase for any landlord looking for an easy let!

Briefly the property comprises of an entrance lobby with stairs leading to the first floor. To the left is the lounge and to the rear aspect of the property is the kitchen/diner with access to the back yard.

To the first floor of the property is a double bedroom which sits at the front aspect of the property with storage cupboard. To the rear is a second bedroom and bathroom.

Externally the property offers a paved forecourt at the front and a yard to the rear.

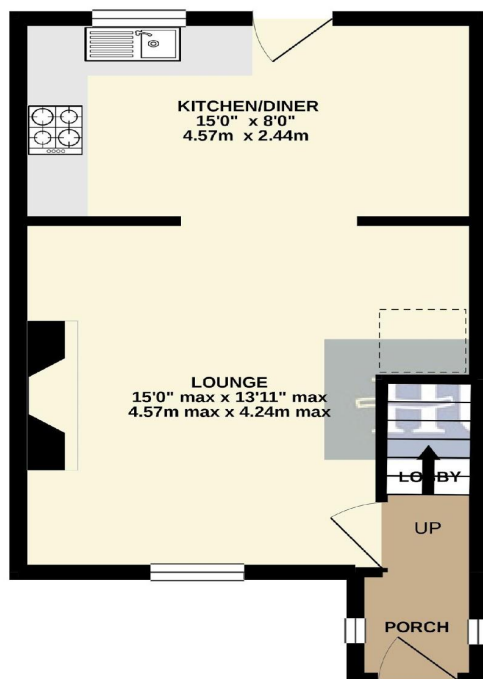




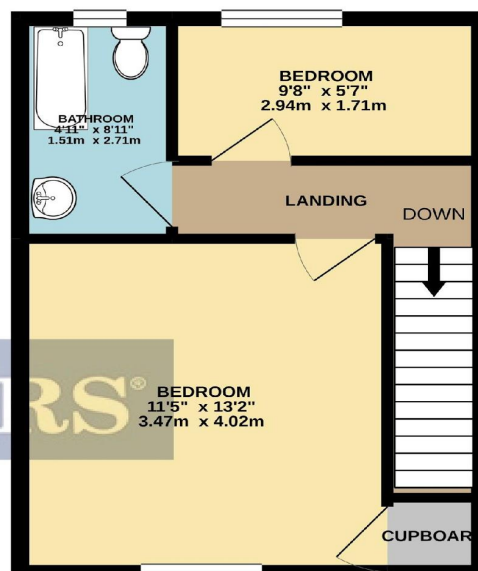
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.

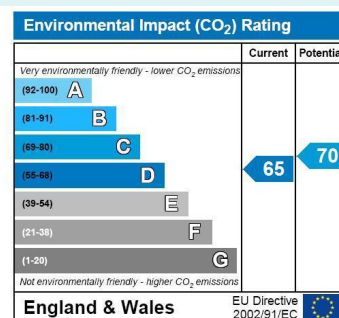
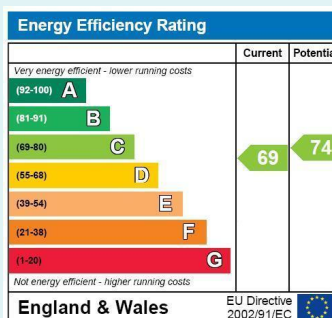


TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

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.

Do you have a property
to sell or let?

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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OPENING HOURS

9am – 5pm Monday to Friday, Saturday
10am - 1pm



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