



HUNTERS[®]
HERE TO GET *you* THERE

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Stanleyburn View, New Kyo, Stanley

Reduced £194,950



Hunters are delighted to welcome to the market this four bedroom detached home with attached garage. This property would make the perfect family home and is immaculately presented throughout.

Briefly the property comprises of an entrance hallway with stairs leading to the first floor, downstairs WC, door to the left leading to the warm and cosy lounge and a door straight ahead leading into the kitchen. The bright and airy kitchen/diner is located to the rear aspect with french doors to the rear garden. Double doors from the kitchen leading to the lounge.

To the first floor is a spacious hallway, to the front aspect is the master bedroom with bespoke fitted wardrobes and en suite shower room, the third bedroom is also located to the front aspect again with bespoke double fitted wardrobes. To the rear of the property is two further double bedroom both fitted with bespoke wardrobes. To the side aspect is the family bathroom.

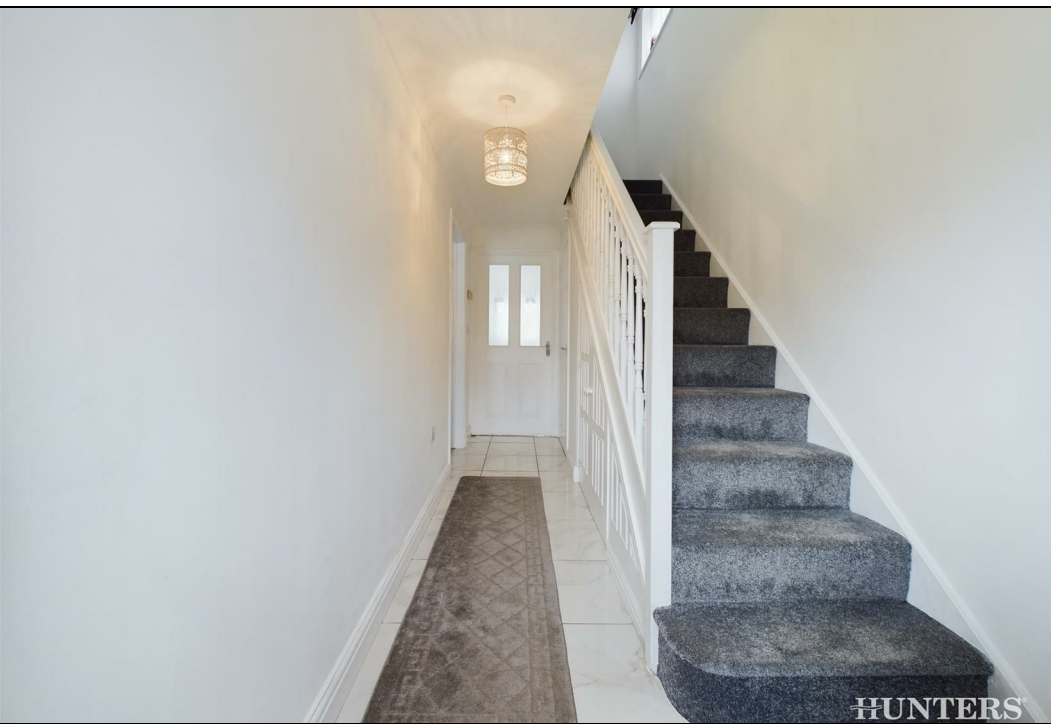
Externally to the front of the property is garden laid to lawn, resin driveway and access to the attached garage.

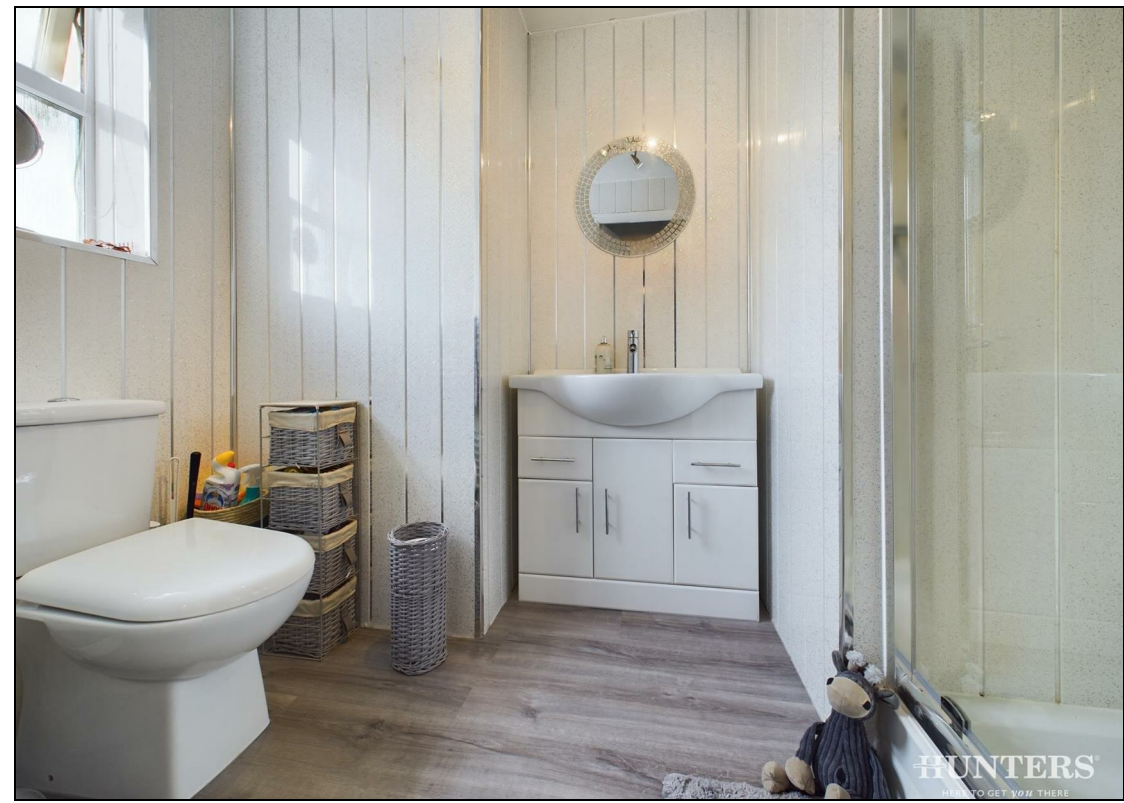
To the rear of the property is an enclosed garden laid to lawn with raised decked area making the perfect space for a table and chairs. To the side is also a wooden hut perfect for a hot tub.

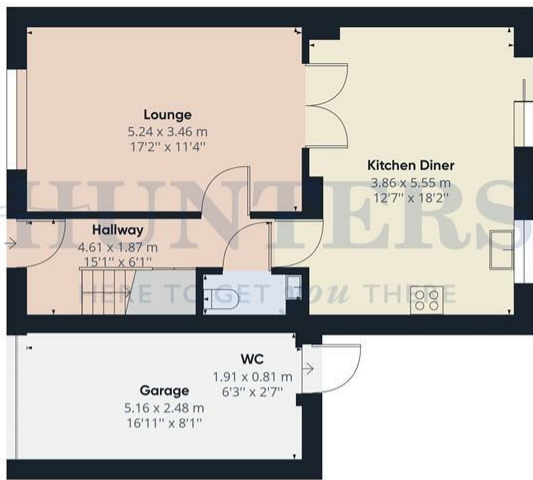
KEY FEATURES

- DETACHED PROPERTY
- PERFECT FAMILY HOME
- WELL PRESENTED THROUGHOUT
 - FOUR DOUBLE BEDROOMS
 - FAMILY BATHROOM
 - ATTACHED GARAGE
 - OFF ROAD PARKING
 - GARDEN TO REAR

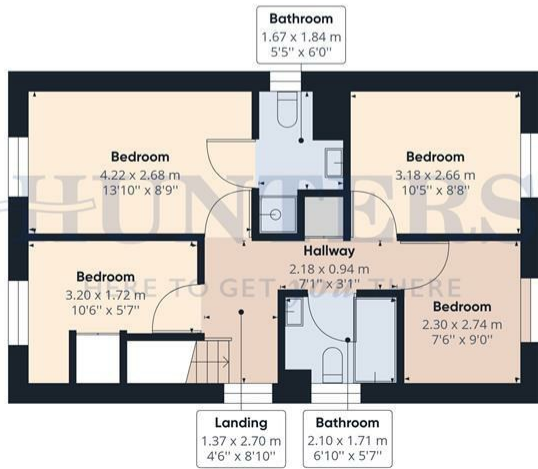








Ground Floor



Floor 1

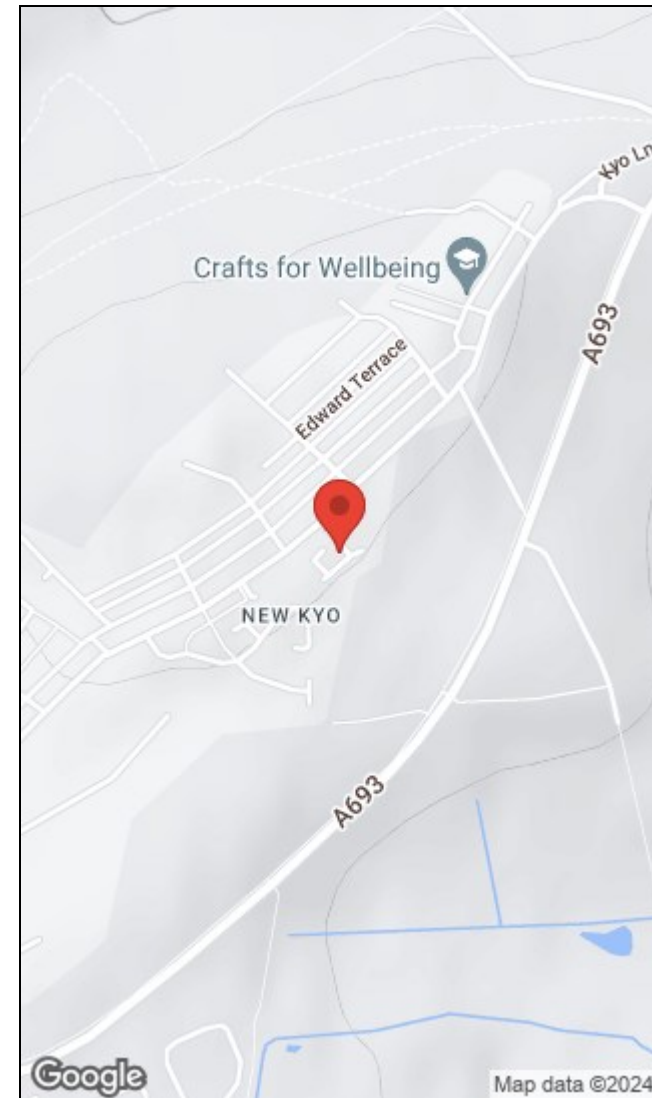


Approximate total area⁽¹⁾
 108.78 m²
 1170.93 ft²

(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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	73
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	

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



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