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except
local buses

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HERE TO GET *you* THERE

195 Park Road, Stanley, DH9 7QE

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By Auction £60,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £60,000* BIDDING CLOSSES 29 OCTOBER 3PM * FEES APPLY *

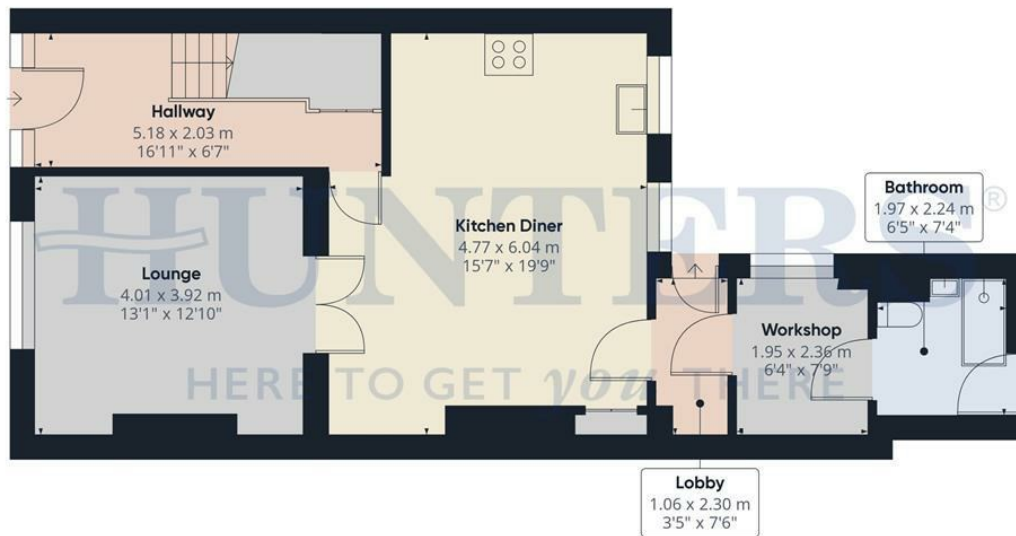
Hunters are delighted to welcome to the market this spacious mid terrace property that would make the perfect first time buy or investment, offered with no onward chain!

Briefly the property comprises of an entrance hallway with stairs leading to the first floor. To the right is access into the open plan kitchen/dining area. There is double doors leading to the lounge at the front aspect of the property and to the rear is access to the work shop and downstairs bathroom.

To the first floor of the property at the front aspect is a single and a double bedroom. There is a family bathroom to the rear which benefits from separate bathtub and shower cubicle. a second double bedroom is also located to the rear and has an en suite shower room with walk in shower cubicle.

Externally the property offers a yard to the rear.

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾

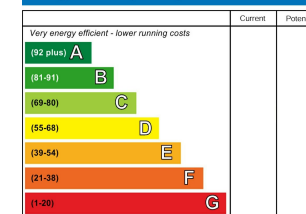
121.91 m²
1312.23 ft²

(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.

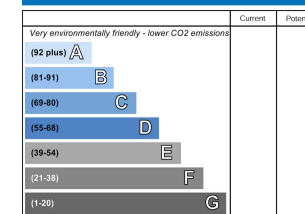
GIRAFFE360

Energy Efficiency Rating




EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.











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