



**HUNTERS**<sup>®</sup>  
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13 Cumbria Place, Stanley, DH9 0HN

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Offers Over £199,950

Presenting for sale, this immaculate semi-detached property, ideal for families. This delightful home has been cared for to the highest standard, showcasing its unique features, and is now ready for new owners to enjoy.

The property boasts three double bedrooms; one of them is equipped with built-in wardrobes for your convenience. The house also features two reception rooms. The first reception room is an open-plan lounge with a stunning electric fireplace, perfect for family gatherings or cosy evenings in. The second reception room serves as a dining room.

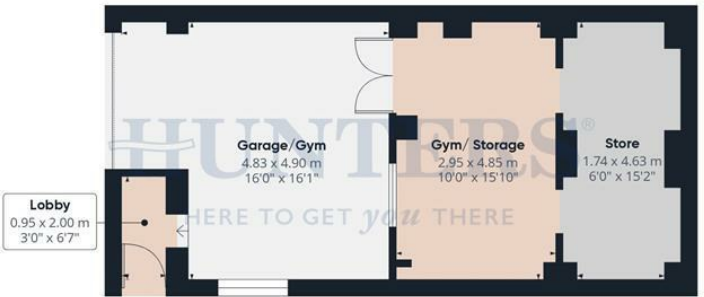
At the rear of the home, you'll find a well-lit kitchen, enhanced by natural light pouring in, and a breakfast bar where quick meals and morning coffees can be enjoyed.

Additionally, the property has a ground floor garage and a gym, offering plenty of space for storage or to pursue your fitness goals without leaving the comfort of your home. The garage also provides convenient off-street parking.

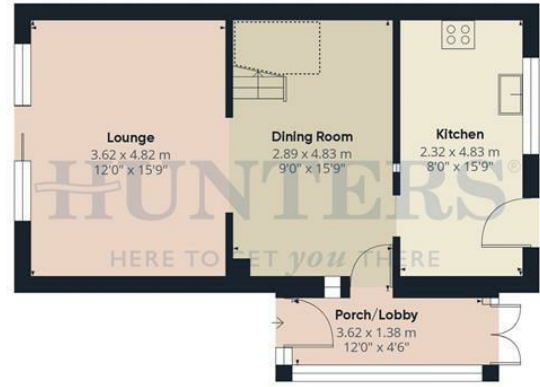
The home is complete with a large garden, beautifully maintained with a variety of bushes, plants, trees, and a decked area. This outdoor space is perfect for children to play, or for adults to unwind and soak up the sun.

Located in an area with green spaces, walking routes, and beautiful views, this home offers both a tranquil retreat and the convenience of local amenities. This property truly is a gem, waiting to be discovered by its new owners.

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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 135.3 m<sup>2</sup>  
 1456.36 ft<sup>2</sup>

**Reduced headroom**  
 1.23 m<sup>2</sup>  
 13.24 ft<sup>2</sup>

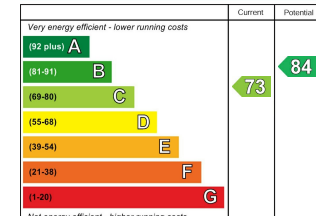
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

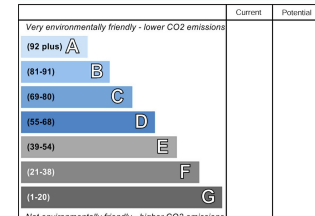
GIRAFFE360

**Energy Efficiency Rating**




England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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