



HUNTERS[®]
HERE TO GET *you* THERE

South View, Flint Hill, Stanley, DH9 9JJ

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Asking Price £449,950

For sale is a prime example of an immaculate, stone-built detached house. This extensive property presents a rare opportunity for potential buyers and is nestled in a sought-after location, conveniently situated with easy access to public transport links and local amenities.

This spacious dwelling offers an impressive four bedrooms, with a single room and three double rooms, one of which benefits from an en-suite. The property also boasts two well-appointed bathrooms; a family bathroom and an additional en-suite for added convenience.

The house features three reception rooms, all providing tranquil garden views. The first reception room is finished with wooden floors, the second is complemented by a cosy fireplace, and the third room provides direct access to the garden, perfect for those who enjoy indoor-outdoor living.

The well-designed kitchen is a chef's dream, complete with granite countertops and a utility room. The kitchen also offers ample natural light and a dining space, making it a perfect hub for family gatherings.

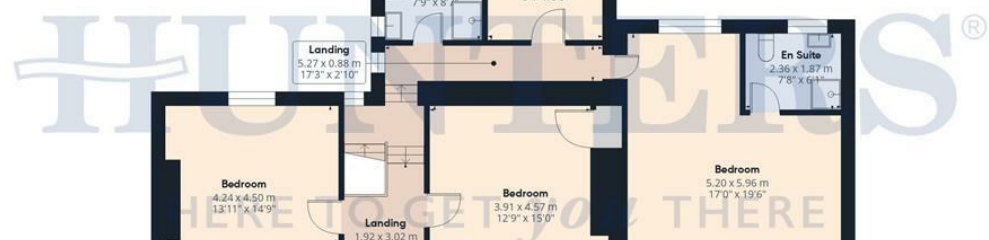
The property's unique features include a fireplace, parking space for multiple vehicles, and a single garage. The generously sized gardens and rear decked patio make it ideal for both families and those over 55's looking for a peaceful retreat.

In summary, this immaculate, four-bedroom detached house is an exceptional buy. With its spacious interior, extensive gardens, and ideal location, this property is ready to become a wonderful family home or a comfortable haven for those looking for a serene abode.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
201.2 m²
2166 ft²

(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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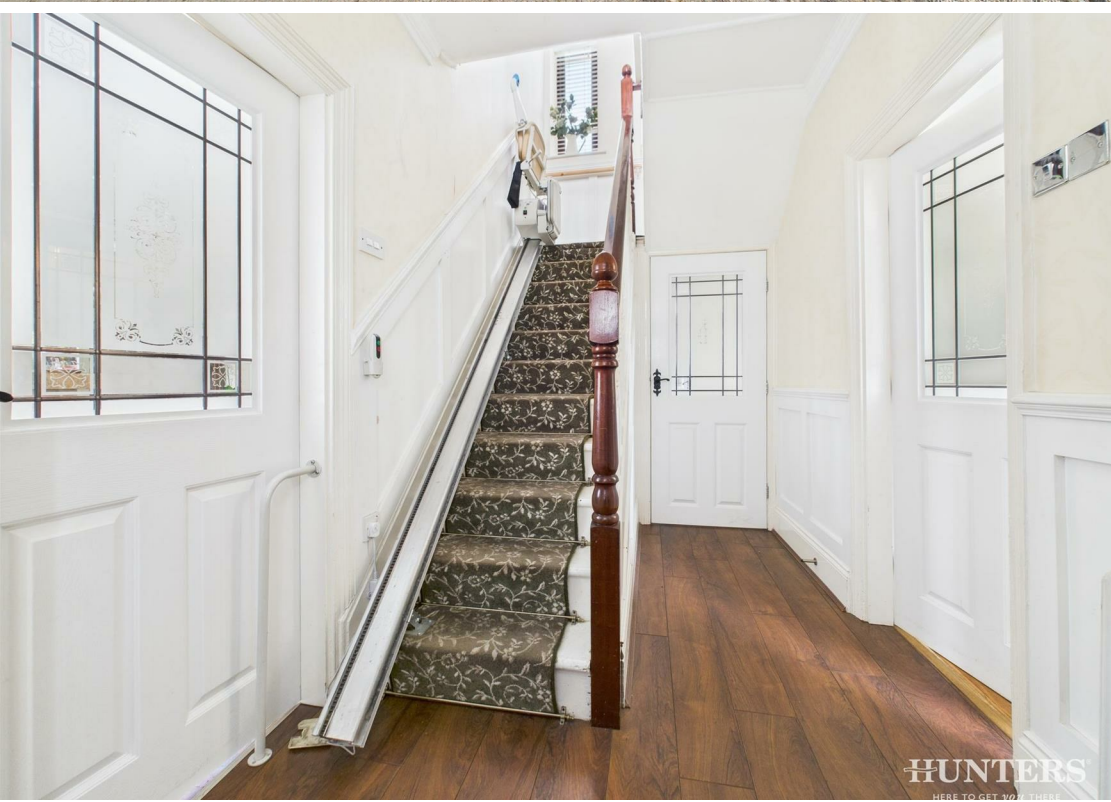
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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		
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Not environmentally friendly - higher CO ₂ emissions		
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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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