



HUNTERS®
HERE TO GET *you* THERE

2 Sportsmans Place, Dipton, Stanley, DH9 9DW

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Reduced To £144,950

We are delighted to present this well-presented terraced house, available for sale and ideally situated in a thriving neighbourhood celebrated for its local amenities, green spaces, and excellent public transport links. Within convenient reach of nearby schools, this property is perfectly suited for first-time buyers, investors, and families alike.

Step into a beautifully maintained home offering three generously proportioned double bedrooms. The master bedroom impresses with its private en-suite, providing a sanctuary for rest and relaxation. The remaining bedrooms are similarly spacious, ensuring comfortable living for all household members.

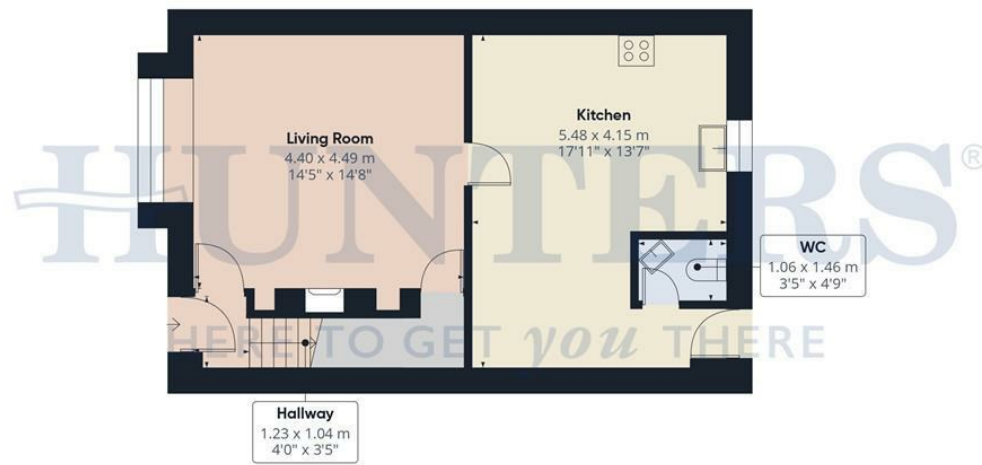
A welcoming reception room awaits at the heart of the home, featuring large windows that allow for an abundance of natural light, complemented by a stylish fireplace that creates a cosy atmosphere for daily living or entertaining guests. The modern kitchen is filled with natural light and boasts ample dining space, making it ideal for everyday meals or hosting family gatherings.

This property benefits from a charming garden, providing the perfect outdoor retreat for children's play, gardening, or al fresco dining. Energy efficiency is evident throughout the home with an EPC rating of C, and the property falls into the favorable Council Tax Band A.

For the
spaces
desired

1

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Ground Floor



Floor 1

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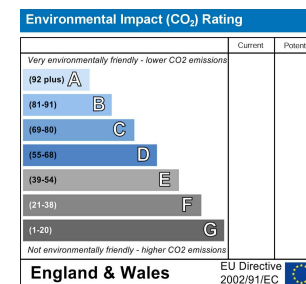
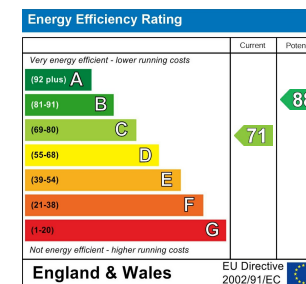
Approximate total area⁽¹⁾

94.9 m²
1020 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	

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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