



HUNTERS[®]
HERE TO GET *you* THERE

7 Brass Thill Way, Greencroft, Stanley, DH9 8FJ

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O.I.R.O £150,000

Situated in the Greencroft area of Stanley, this well-presented home offers an excellent opportunity for first-time buyers, downsizers and investors alike.

The property has been neutrally decorated throughout, creating a bright and welcoming interior that is ready to move straight into. The accommodation comprises a spacious reception room with large windows that allow plenty of natural light to flood the space, creating a comfortable setting for both relaxing and entertaining. The kitchen provides ample workspace and room for dining, making it a practical hub for everyday living.

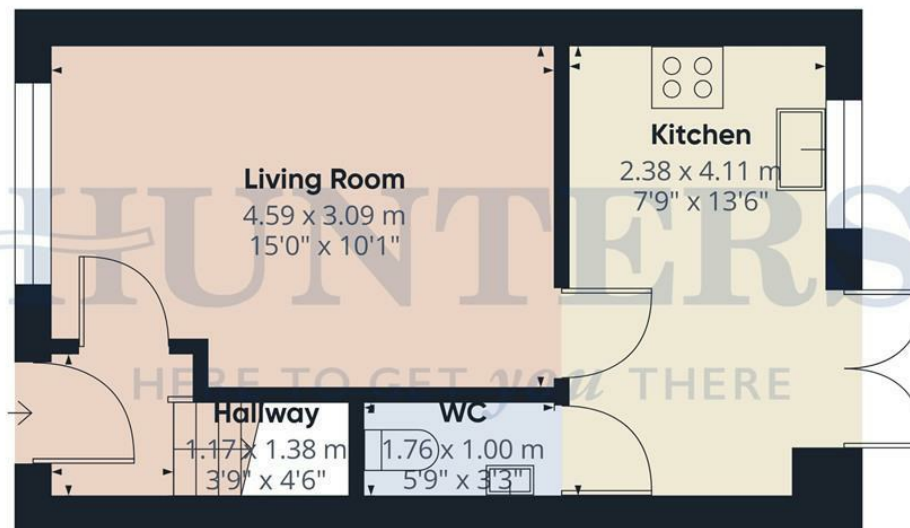
Upstairs, there are two generously sized double bedrooms, including a spacious principal bedroom, together with a family bathroom. The layout has been designed to maximise comfort and functionality, making the home well suited to a variety of buyers.

Externally, the property benefits from a private garden, off-road parking and the added advantage of an EV charging point, catering to the needs of modern living. Further benefits include an energy-efficient EPC rating of B and Council Tax Band A.

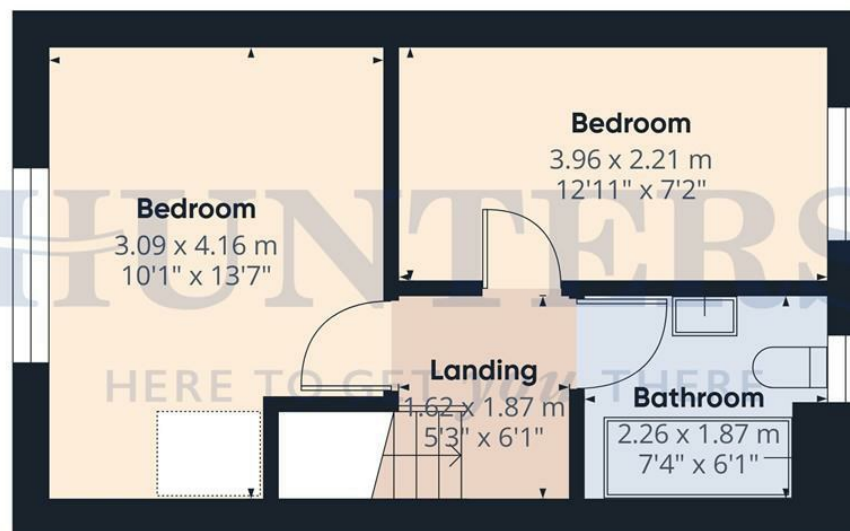
The location is ideal for those who want to reach the city in under 10 minutes and enjoy the best of both worlds. The property is situated in a quiet residential area, yet close to the M1 and A1(M), making it a perfect choice for commuters and those who want to enjoy the countryside.

Families will appreciate the straight forward layout and the property is well suited to a variety of buyers. The property is situated in a quiet residential area, yet close to the M1 and A1(M), making it a perfect choice for commuters and those who want to enjoy the countryside.

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Ground Floor



Floor 1



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Approximate total area⁽¹⁾

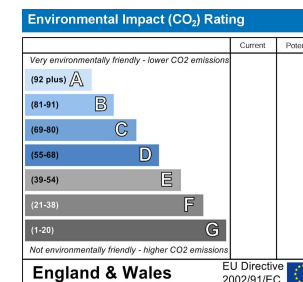
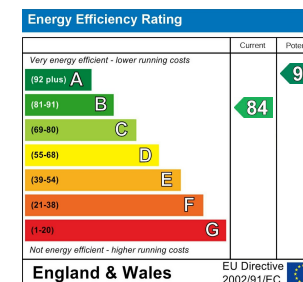
55.4 m²

598 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	84	
(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.

