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4 Garden Terrace, Stanley, DH9 7NP

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# 4 Garden Terrace, Stanley, DH9 7NP

## Asking Price £95,000

This well-presented home in Stanley is an excellent opportunity for first-time buyers and investors alike, offering comfortable living space, practical features and convenient access to local amenities.

The property is neutrally decorated throughout, creating a bright and welcoming feel. The main reception room benefits from large windows that fill the space with natural light, along with a feature fireplace and pleasant views over the garden. There is also direct access to the outdoor space, making it ideal for both relaxing and entertaining. The kitchen is well-proportioned and enjoys good natural light, providing a functional and inviting area for everyday use.

Upstairs, the property offers two double bedrooms, including a spacious main bedroom and a second room that can easily adapt to suit a range of needs, such as guest accommodation, a nursery or a home office.

Externally, the home further benefits from a single garage, adding valuable storage or parking options. The property has an EPC rating of D and falls within Council Tax Band A.

Stanley town centre is within easy reach, offering a variety of shops, supermarkets and cafés, while nearby retail parks provide additional leisure range c

Excellen offer st v)

Surrou combin re,

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



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
64.5 m<sup>2</sup>  
694 ft<sup>2</sup>

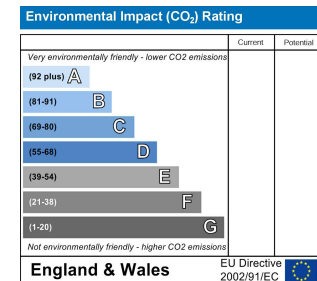
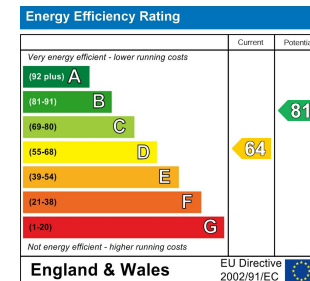
**Reduced headroom**  
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom  
..... Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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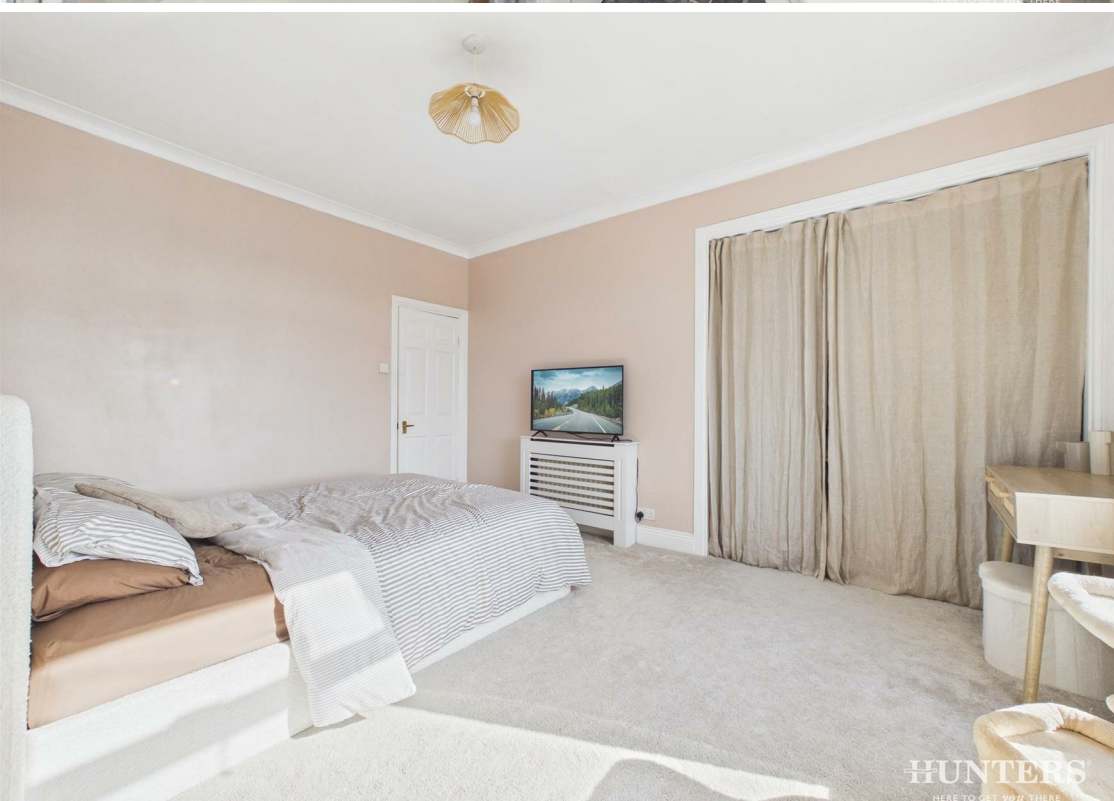




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