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18 Betjeman Close, East Stanley, Stanley, DH9 6UD

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# 18 Betjeman Close, East Stanley, Stanley, DH9 6UD

£109,950

This well-presented home in Stanley offers a practical layout and neutral décor throughout, making it an excellent choice for first-time buyers, investors or those seeking a low-maintenance property.

The ground floor features a comfortable reception room with a fireplace, complemented by large patio doors that open directly onto the garden, creating a bright and airy living space with a seamless connection to the outdoors. The kitchen is well-proportioned and benefits from good natural light, while a convenient ground floor WC and an under-stairs cupboard provide useful additional storage.

Upstairs, the property offers two generously sized double bedrooms, both with built-in wardrobes, maximising storage and usability. The bathroom is fitted with a heated towel rail, adding a touch of everyday comfort.

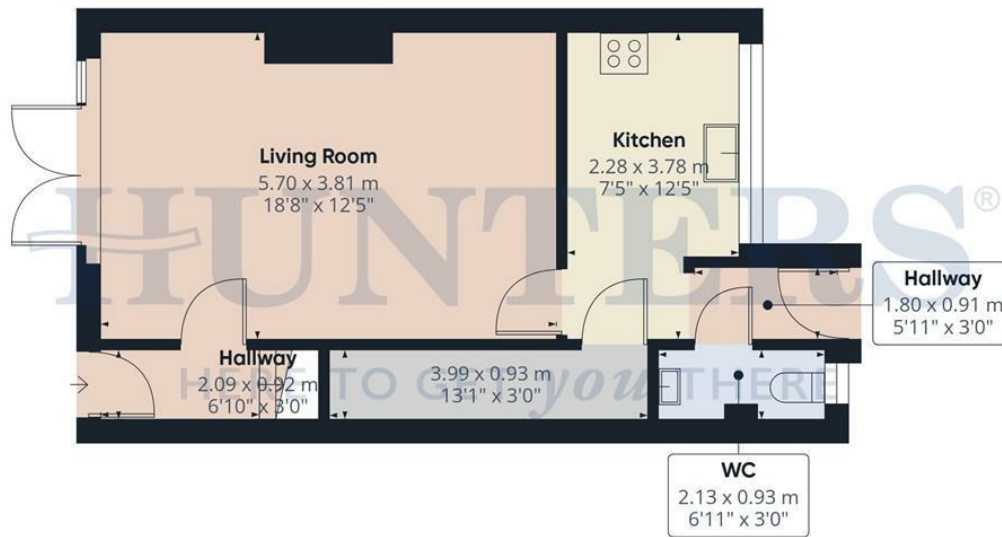
Externally, the property benefits from a private garden, enhancing its overall convenience for modern living.

Situated in East Stanley, the property is ideally located for access to a range of local amenities, including shops, supermarkets and essential services within the town centre. A selection of nearby schools caters to various age groups, making the area suitable for a range of families.

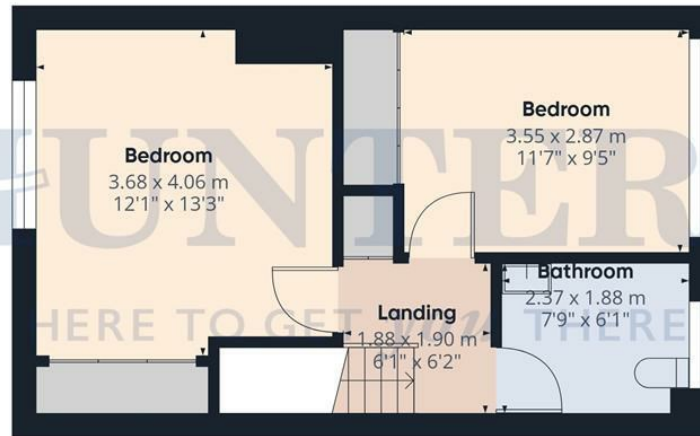
The superb location and excellent condition make this property an ideal choice for those seeking a high-quality home. The support and advice provided by the local branch will ensure a smooth and successful purchase.

With a range of services available, this home is a truly exceptional opportunity. Call today to view this property and find out more.

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Ground Floor



Floor 1

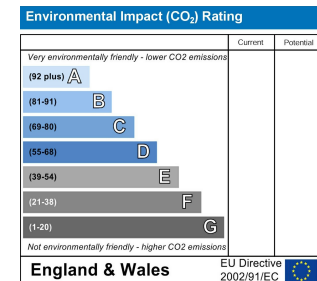
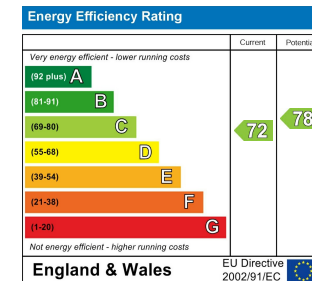


**Approximate total area<sup>(1)</sup>**  
75.3 m<sup>2</sup>  
809 ft<sup>2</sup>


(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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.









