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HERE TO GET *you* THERE

36 Hamsterley Gardens, Annfield Plain, Stanley, DH9 8JR

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Asking Price £79,000

Presenting a well-appointed terraced house, thoughtfully designed to provide both comfort and convenience. This neutrally decorated property is perfect for first time buyers and investors alike, standing as an excellent opportunity in a thriving neighbourhood.

Upon entering, you are welcomed by a generously sized reception room, offering a flexible space ideal for both relaxing and entertaining guests. The neutral décor enhances the sense of space and allows the new owners to effortlessly add their own personal touches.

Accommodation is comprised of three inviting bedrooms. Two spacious double bedrooms provide ample room for restful nights and versatile furniture layouts, while the third single bedroom is perfectly suited as a child's room, guest accommodation, or home office.

The property benefits from a practical EPC rating of D and falls within council tax band A, making it a cost-effective choice for families and professionals alike.

Situated in a sought-after location, the house boasts excellent access to public transport links, streamlining your daily commute and improv g the appeal en spaces

This is recomr

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

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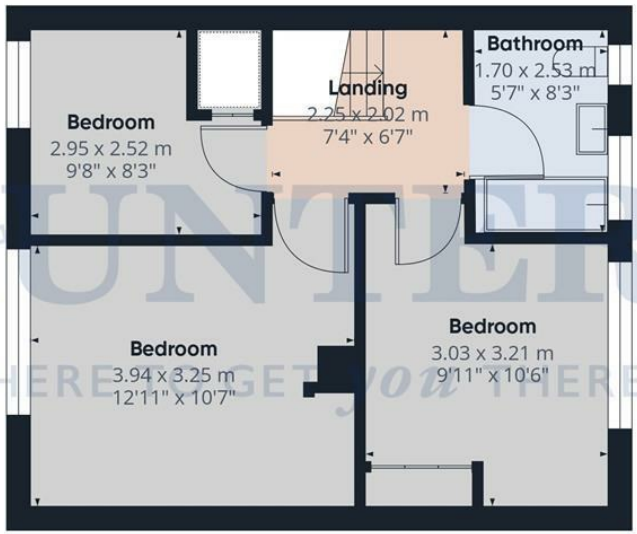
Ground Floor



Floor 1

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Approximate total area(1)

77 m²

827 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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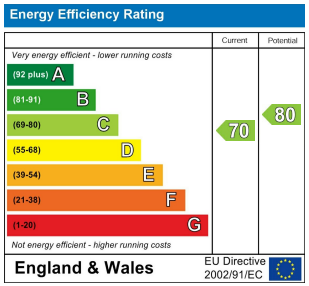

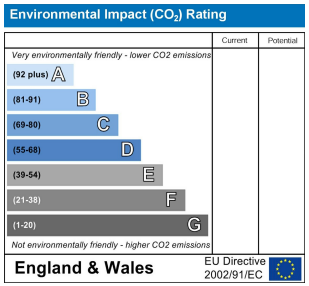

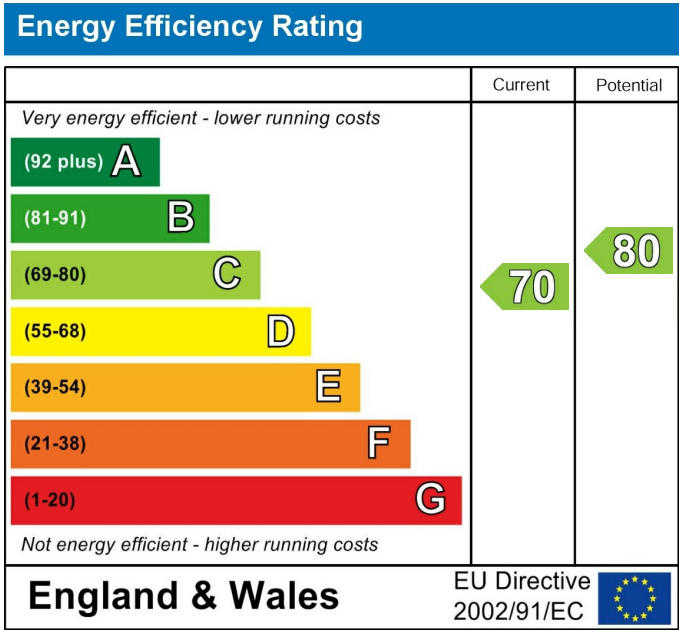

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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