



HUNTERS[®]
HERE TO GET *you* THERE

117 Fines Park, Stanley, DH9 8QZ

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Asking Price £90,000

For sale: a well-presented, neutrally decorated two-bedroom end-terrace home in Stanley, ideally located close to local amenities, reputable schools and excellent transport links.

The property features a bright and inviting reception room, enhanced by large windows that flood the space with natural light, a charming fireplace and a pleasant outlook over the garden—creating a comfortable and relaxing living environment. The kitchen is both practical and welcoming, offering built-in pantries, ample natural light and space for dining, making it ideal for everyday living and entertaining.

Upstairs, the property offers two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom also includes useful built-in storage. A well-appointed family bathroom serves the home.

Externally, the property continues to impress with a private garden, off-street parking and a single garage, providing valuable outdoor space and additional convenience.

Stanley town centre is within easy reach, offering a wide selection of shops, supermarkets, cafés and everyday services. A range of primary and secondary schools are available nearby, making the location particularly appealing for a variety of buyers.

The area
is a
minute
drive
including

This area
at
outdoor

es,

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



Ground Floor



Floor 1



Approximate total area^m
 74.7 m²
 802 ft²

Reduced headroom
 0.7 m²
 8 ft²

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px 5px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 2px 5px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #90ee90; color: white; padding: 2px 5px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffff00; color: black; padding: 2px 5px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffa500; color: black; padding: 2px 5px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ff4500; color: white; padding: 2px 5px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #ff0000; color: white; padding: 2px 5px;">(1-20) G</div> <p><i>Not energy efficient - higher running costs</i></p>		
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.





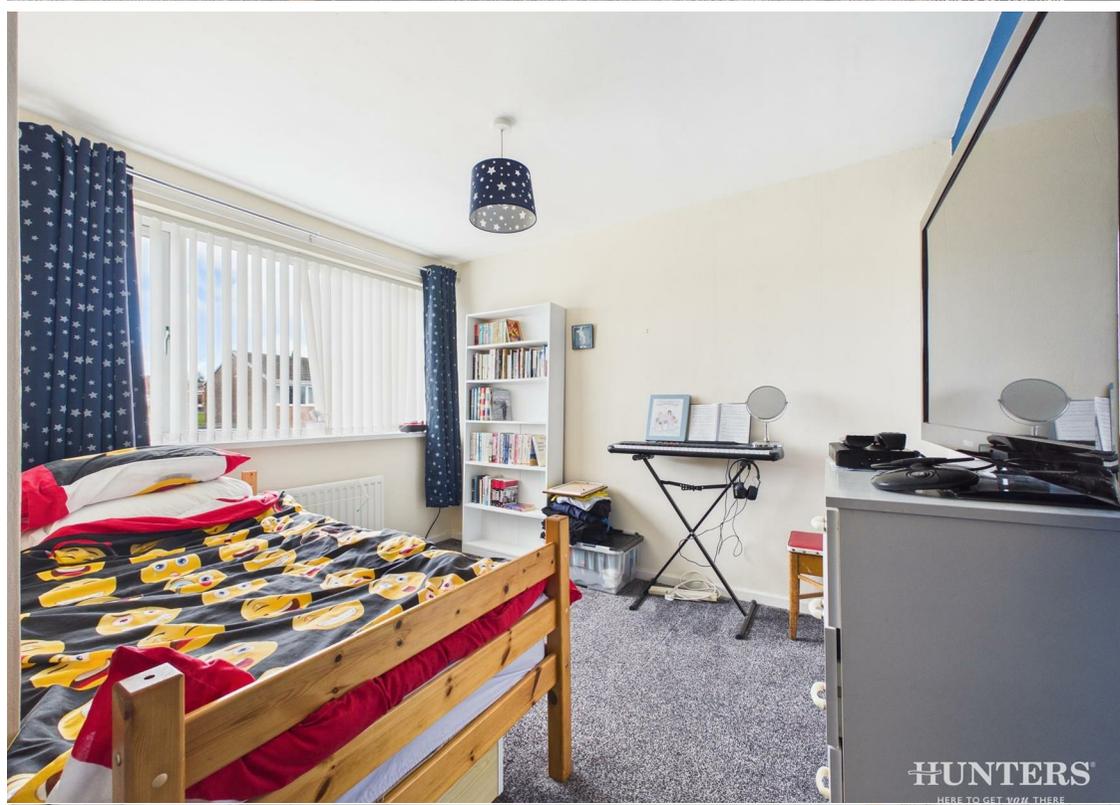
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