



Derwent Rise, Stanley, DH9

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Asking Price £280,000

Offered for sale, this well-presented four-bedroom detached family home is situated in the popular town of Stanley, ideally located close to local amenities, well-regarded schools and attractive green spaces.

The ground floor features two generous reception rooms, providing flexible living accommodation. The principal living room is bright and welcoming, with large windows allowing plenty of natural light and a feature fireplace creating an attractive focal point. The second reception room enjoys an open-plan layout with views over the rear garden and direct access outside, making it an ideal space for family living, dining or entertaining.

The spacious open-plan kitchen is filled with natural light and benefits from built-in pantry storage, a dedicated dining area and an adjoining utility room for added convenience. Externally, the property offers off-road parking, a single garage and an enclosed rear garden, perfect for relaxing, outdoor dining or family activities.

Upstairs, the generous principal bedroom includes fitted wardrobes and a private en-suite shower room. Three further double bedrooms, all with built-in wardrobes, provide excellent family accommodation, while the family bathroom and additional shower room both feature heated towel rails.

The property is within Council Tax Band C.

Stanley town centre offers a wide range of supermarkets, shops, cafés and everyday amenities, while nearby parks, walking routes and surrounding countryside provide excellent opportunities for outdoor recreation. The area is also well served by local schools, making it an excellent choice for families.

Excellent transport links include regular bus services to Durham, Newcastle and Chester-le-Street. Rail services from Chester-le-Street and Durham provide direct connections to Newcastle, York, Edinburgh and London, with Newcastle typically reachable in around 15–20 minutes from Chester-le-Street.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

117.4 m²

1264 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

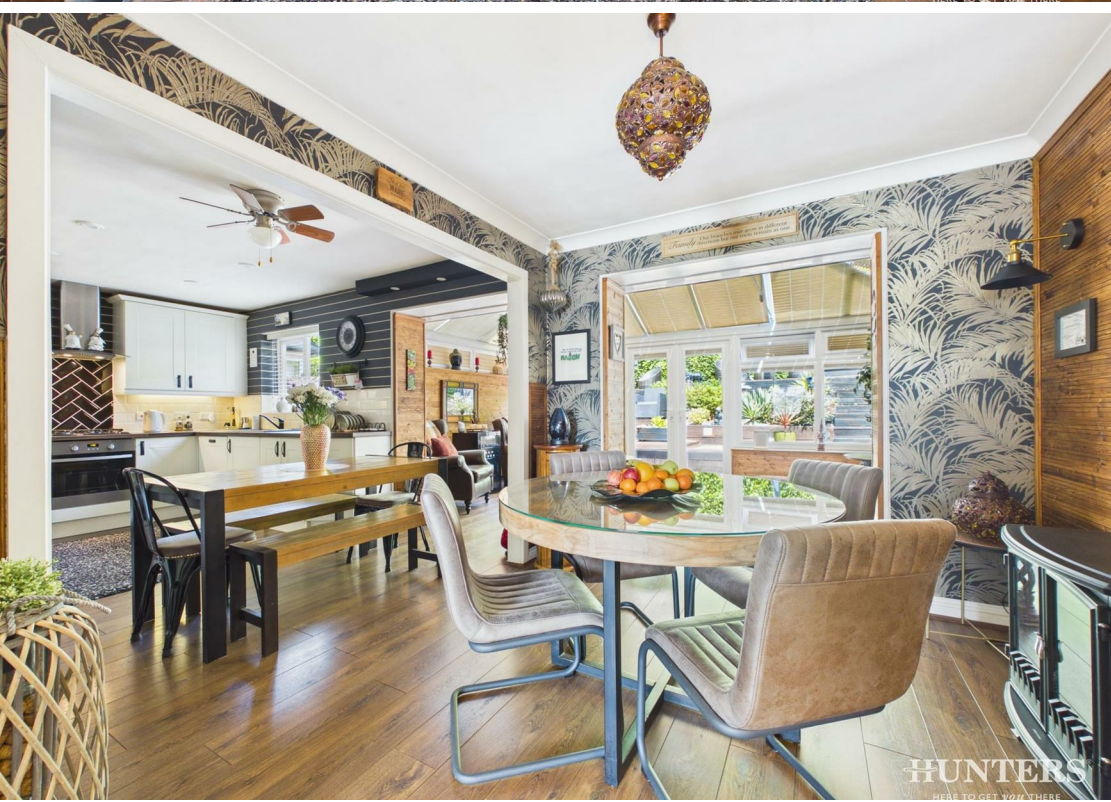
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

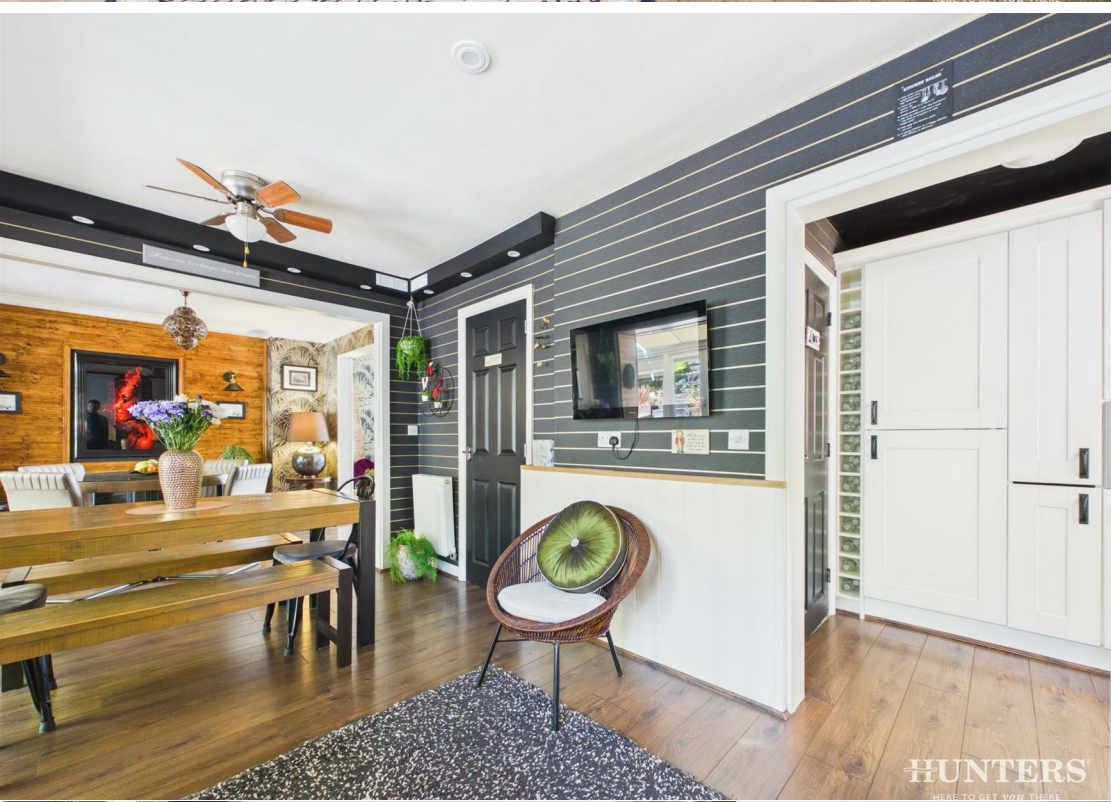
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Energy Efficiency Rating

	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	

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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