



HUNTERS[®]
HERE TO GET *you* THERE

8 Sawmill Cottages, Hill Top Dipton, Stanley, DH9 9JY

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Asking Price £99,950

This two-bedroom end of terrace house is for sale in the village of Dipton, near Stanley, and is presented in good condition. It will especially appeal to first time buyers and downsizers seeking a well-located and economic to run home with practical living space and an EPC rating of C and council tax band A.

On the ground floor the front porch leads to the staircase and two reception rooms. The main reception features a large window, gas fireplace, views of a pleasant garden and the Derwent Valley, providing a comfortable and pleasant living area. The second reception room also benefits from a large window and built-in storage, offering flexibility for use as a dining room, study or additional sitting room. The kitchen enjoys good natural light and leads to a downstairs toilet and back rear porch.

Upstairs, the master bedroom is a double with built-in wardrobes and provides great views across the valley opposite the property, and there is a further double bedroom, both providing functional sleeping accommodation. The property has one bathroom.

Outside, the house benefits from a garden, providing outdoor space suitable for relaxing or hobby gardening, a driveway with parking for up to two cars and a backyard. The surrounding area offers green spaces, walking and cycling routes, making it attractive for those who enjoy the outdoors.

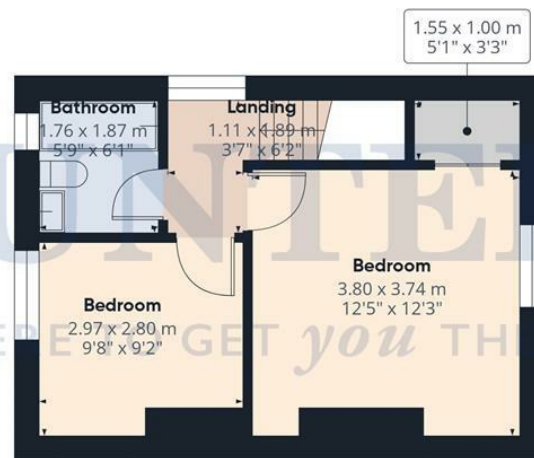
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Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838
consett@hunters.com | www.hunters.com



Ground Floor



Floor 1



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Approximate total area^m

72.9 m²

784 ft²

Reduced headroom

0.4 m²

5 ft²

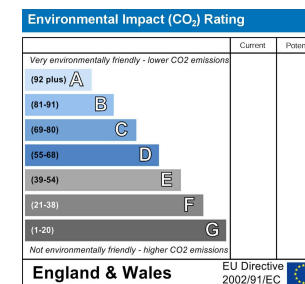
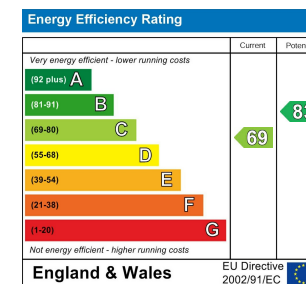
(1) Excluding balconies and terraces

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		83
(69-80) C	69	
(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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