



**HUNTERS**<sup>®</sup>  
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34 Harelaw Gardens, Stanley, DH9 8DG

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# 34 Harelaw Gardens, Stanley, DH9 8DG

## Offers In The Region Of £155,000

This beautifully presented semi-detached home offers stylish, well-proportioned living space, making it an ideal choice for families and professionals alike. Maintained well throughout, the property features two generous reception rooms, three bedrooms, and two bathrooms.

The first reception room provides an inviting setting with attractive views over the garden, while the second offers direct access to the outdoors, creating a seamless indoor-outdoor living experience. The dining room is a standout feature, with elegant French doors opening onto the extensive rear garden—perfect for entertaining or enjoying the surrounding greenery.

Upstairs, the property comprises two spacious double bedrooms and a well-sized single bedroom, offering flexible accommodation for family living, guests, or a home office. Both bathrooms are thoughtfully designed with built-in storage; the ground floor bathroom adds convenience, while the family bathroom is finished to a high standard with a luxurious rain shower and heated towel rail.

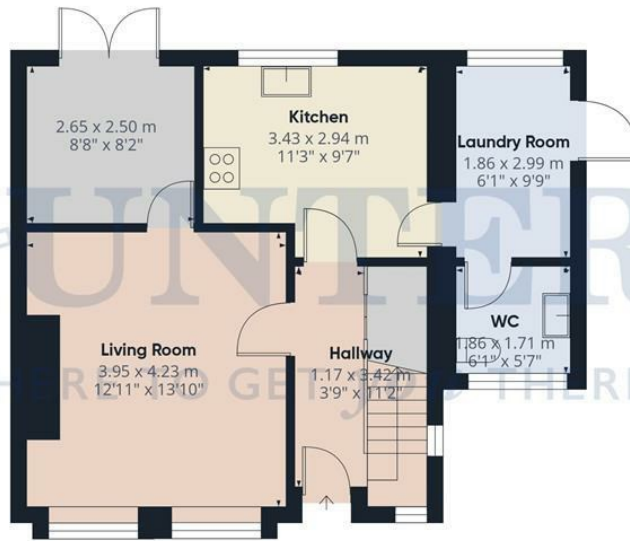
The modern kitchen is both practical and stylish, complemented by a separate utility room that provides additional storage and functionality.

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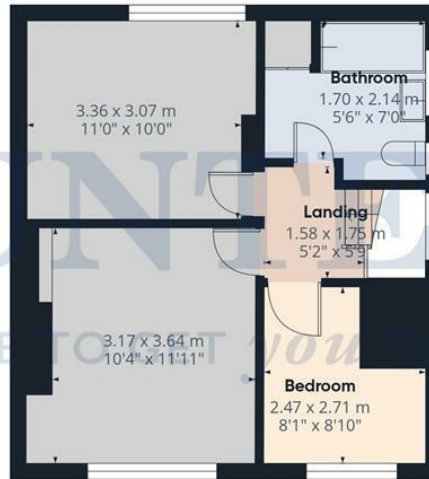
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Ground Floor

Approximate total area<sup>(1)</sup>  
86.2 m<sup>2</sup>  
928 ft<sup>2</sup>



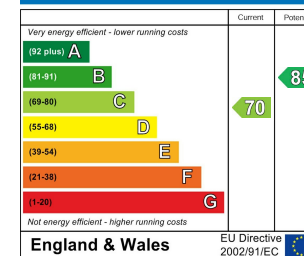
Floor 1

(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.

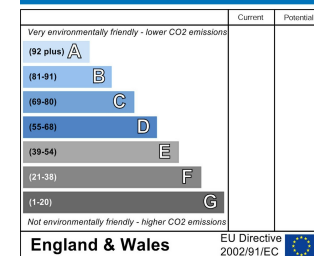
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**Energy Efficiency Rating**




England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(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.









