



**HUNTERS®**  
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18 Betjeman Close, Stanley, DH9 6UD

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£109,950

This two-bedroom terraced house is offered for sale in Stanley and is neutrally decorated throughout, providing a practical layout suited to both first-time buyers and investors.

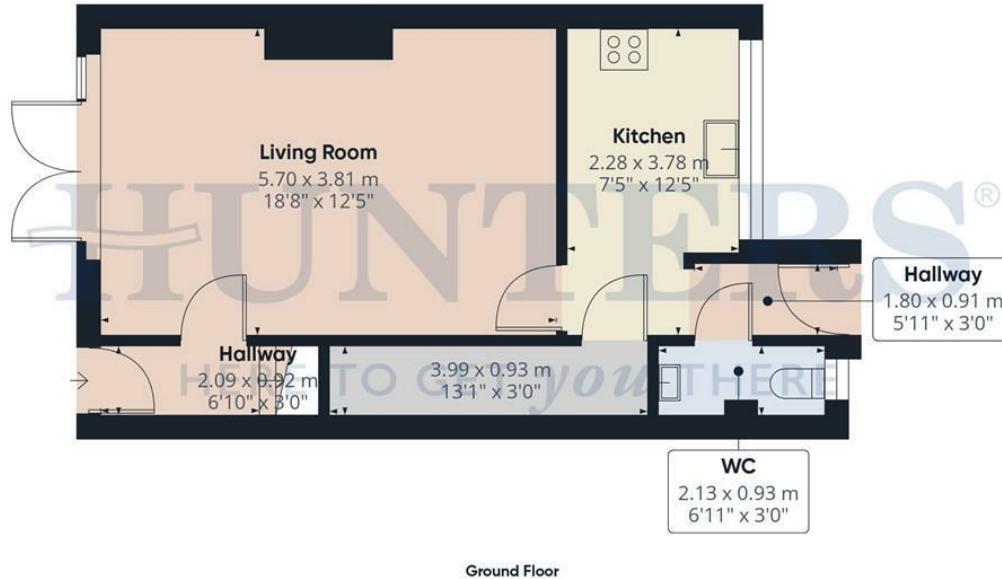
The ground floor features a reception room with large windows, a fireplace and direct access to the garden, creating a pleasant outlook and connection to the outdoor space. The kitchen benefits from good natural light. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a bathroom fitted with a heated towel rail. The property also has parking and a garden, adding to its day-to-day convenience.

Located in Stanley, the house is well placed for local amenities including shops, supermarkets and everyday services in and around the town centre. There are nearby schools serving different age groups, making the area suitable for households requiring access to education.

Green spaces and walking and cycling routes are available in the wider local area, offering opportunities for recreation and commuting by bike. Public transport links connect Stanley to surrounding towns and into Newcastle upon Tyne and Durham, with bus services providing

The property is offered for sale at £109,950. It is a two-bedroom terraced house located in the town of Stanley, Durham. The property is neutrally decorated throughout and features a reception room with large windows, a fireplace, and direct access to the garden. The kitchen benefits from good natural light. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a bathroom fitted with a heated towel rail. The property also has parking and a garden, adding to its day-to-day convenience. Located in Stanley, the house is well placed for local amenities including shops, supermarkets and everyday services in and around the town centre. There are nearby schools serving different age groups, making the area suitable for households requiring access to education. Green spaces and walking and cycling routes are available in the wider local area, offering opportunities for recreation and commuting by bike. Public transport links connect Stanley to surrounding towns and into Newcastle upon Tyne and Durham, with bus services providing

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Approximate total area<sup>(1)</sup>

75.3 m<sup>2</sup>

809 ft<sup>2</sup>



(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.

GIRAFFE360



Floor 1

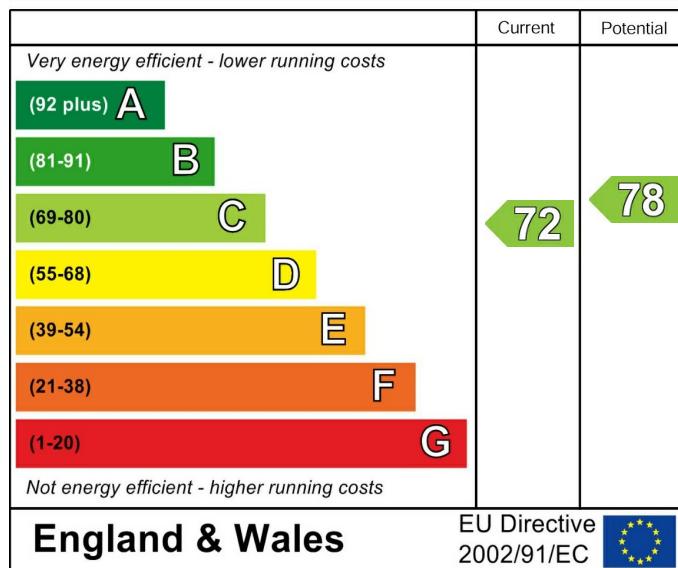
Energy Efficiency Rating

|   | 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

## Energy Efficiency Rating



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.

