



HUNTERS®
HERE TO GET *you* THERE

13 Grampian Court, Stanley, DH9 8PZ

HUNTERS®
HUNTERS.COM 01207 593838
FOR SALE
BOOK A VIEWING

HUNTERS®
HERE TO GET *you* THERE

13 Grampian Court, Stanley, DH9 8PZ

Asking Price £89,950

Presenting for sale this end of terrace house, appreciatively finished with a neutral decor. This property offers a unique prospect for families and couples alike seeking a serene homestead. Situated conveniently close to public transport links, local amenities, and notable schools, the location provides an ideal balance of quiet living and connectivity.

The property boasts an array of features guaranteed to meet your needs. It incorporates one charming reception room, adorned with a stately fireplace and high ceilings, providing a cosy and elegant space for relaxation and entertainment. The open-plan kitchen is a culinary enthusiast's delight with ample natural light and dining space, creating an ideal atmosphere for cooking and socialising.

The sleeping accommodation consists of three bedrooms, two of which are spacious double rooms with built-in wardrobes and an abundance of natural light. The third bedroom is a comfortable single room, also benefitting from natural light, making it a perfect space for a home office or a child's room.

A modern bathroom complements the bedrooms, also benefiting from an abundance of natural light, providing a luxurious and bright space to freshen up.

The property is rated EPC 'D' and falls within Council Tax Band 'A', making it an affordable option in terms of energy efficiency and local tax liability.

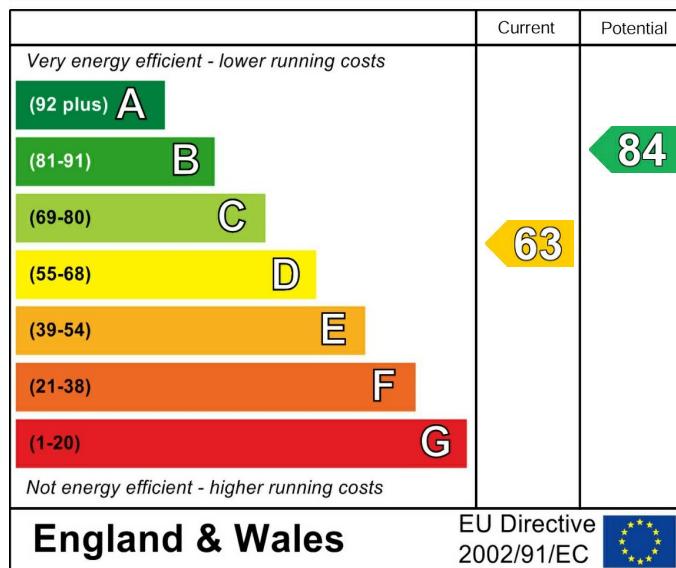
A unique feature of this property is its garden which provides an outdoor space for relaxation.

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838

consett@hunters.com | www.hunters.com

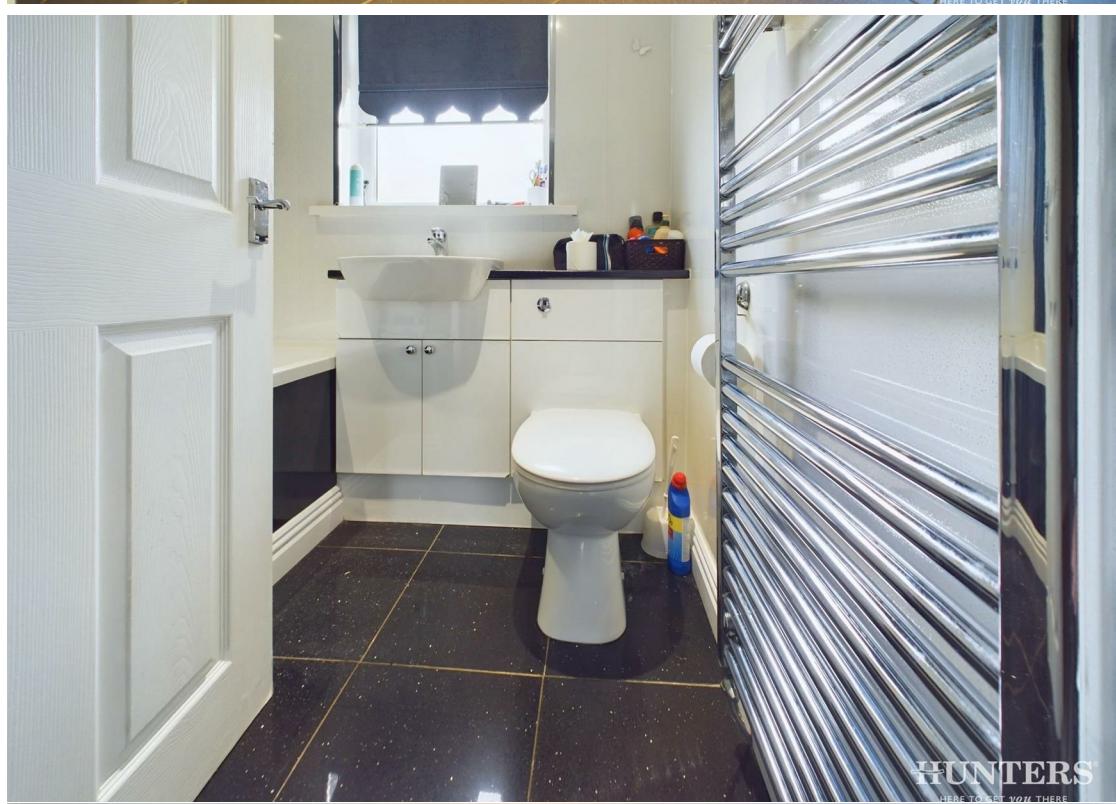
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO 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			
EU Directive 2002/91/EC	EU Directive 2002/91/EC		
England & Wales	England & Wales		

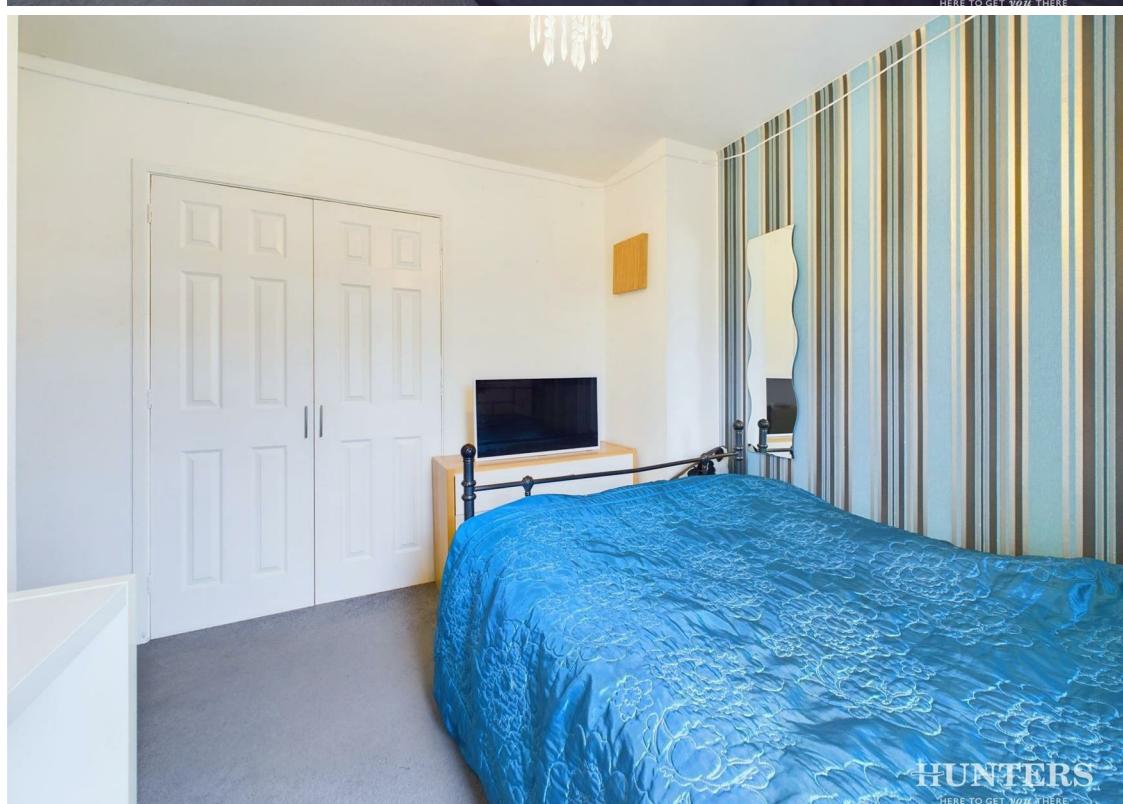
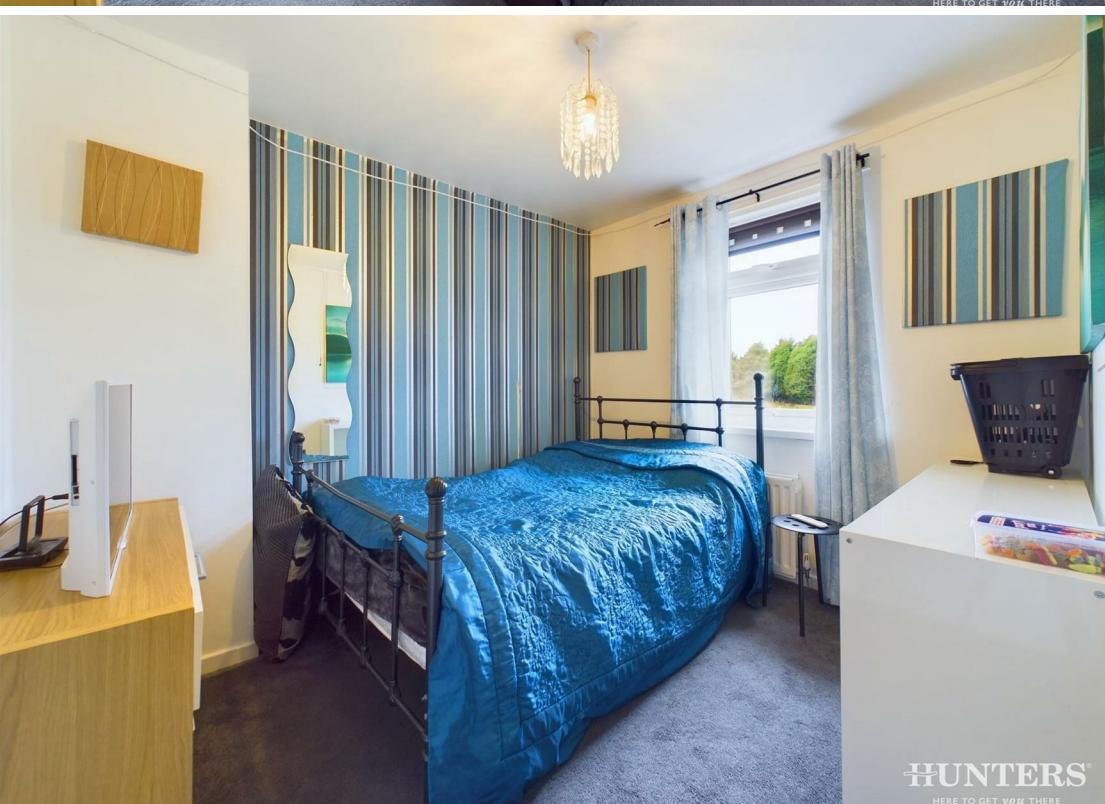
Energy Efficiency Rating



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.

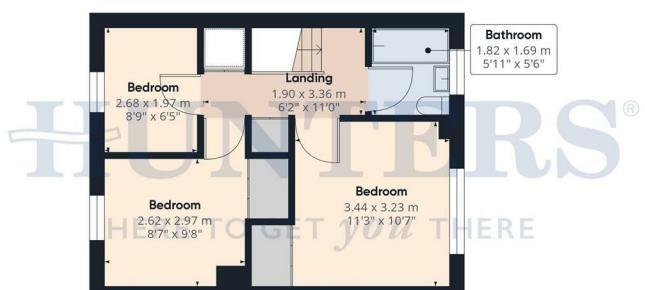








HUNTERS
HERE TO GET YOU THERE



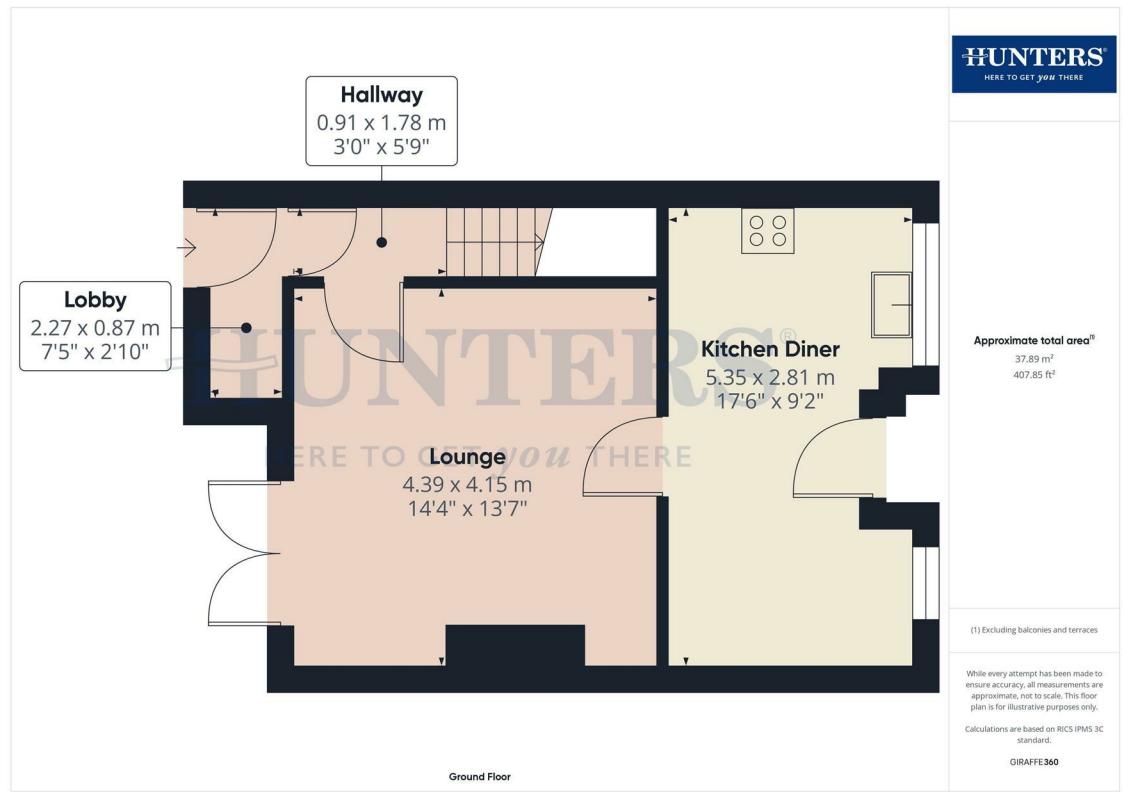
HUNTERS
HERE TO GET YOU THERE

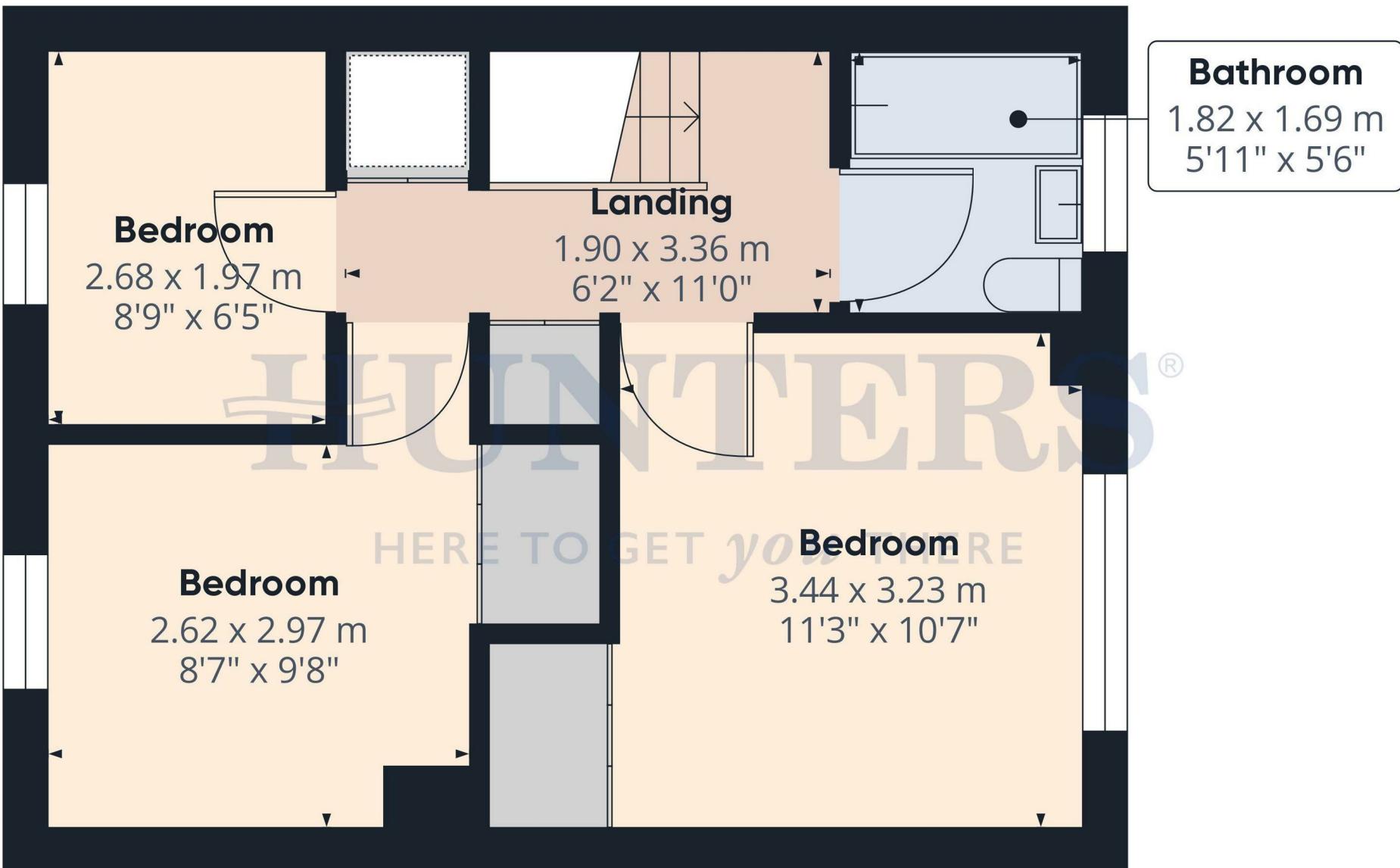
Approximate total area⁽¹⁾
72.25 m²
777 ft²

(1) Excluding balconies and terraces

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360