



HUNTERS[®]
HERE TO GET *you* THERE

78 Wooler Drive, The Middles, Stanley, DH9 6FG

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Reduced £180,000

Hunters are delighted to welcome to the market this three-bedroom detached home located on the sought after Middles Farm estate with easy access to local amenities and transport links. As you approach the property, you are greeted by a driveway providing off-road parking for multiple vehicles and access to the integral garage.

Upon entering the house, you step into the entrance hallway which leads into the warm and cosy lounge with plenty of natural light.

From the lounge is a door leading into a the hallway with access to the downstairs WC and integral garage.

The kitchen/ diner is located at the rear of the house and has full size French door leading to the garden.

To the first floor is the bright and spacious master bedroom with en-suite shower room, a further two double bedrooms are located to the rear aspect and the modern family bathroom is located to the side.

Externally to the rear of the property is an extensive enclosed mature garden with planted shrubs, garden laid to lawn a paved patio area. This would make the perfect space for entertaining.

Overall, this detached house is a fantastic opportunity for anyone looking for a family home in a popular location.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

86.67 m²
932.91 ft²

Reduced headroom

0.27 m²
2.87 ft²

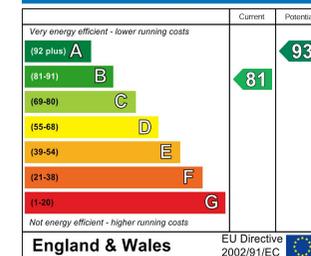
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

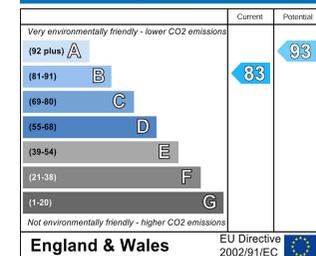
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



ENTRANCE HALLWAY

3'11" x 3'6"

LOUNGE

16'2" x 10'3"

KITCHEN

7'8" x 18'9"

WC

3'1" x 5'5"

BATHROOM

5'7" x 8'9"

BEDROOM 1

9'8" x 13'10"

EN SUITE

7'0" x 4'8"

BEDROOM 2

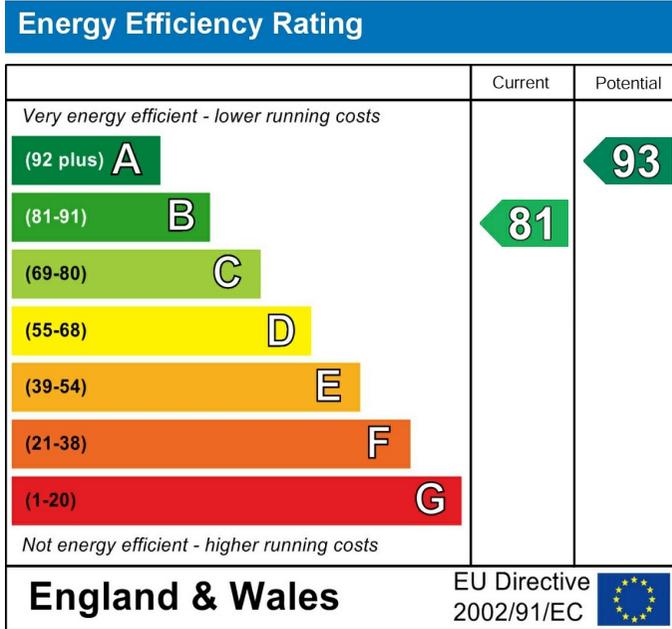
11'2" x 8'9"

BEDROOM 3

7'10" x 9'11"

GARAGE

16'4" x 8'0"



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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