



Pine Street, Grange Villa, DH2 3LX  
3 Bed - House - Terraced  
£55,000

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## Pine Street Grange Villa, DH2 3LX

\* NO CHAIN \* EXTENDED \* TWO RECEPTION ROOMS \* NICE OUTLOOK TO REAR \* SPACIOUS THREE BEDROOM HOME \* SHORT COMMUTE TO CHESTER LE STREET, DURHAM, SUNDERLAND AND NEWCASTLE \* GOOD TRANSPORT/ROAD NETWORKS \* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \* EARLY VIEWING ADVISED \*

Available to purchase with no forward chain is this three bedroom terrace home with nice outlook to rear. Briefly comprising: comfortable lounge, inner lobby, bathroom, separate dining room, and a kitchen. The first floor has three bedrooms. Externally there is a rear yard with gated access.

Grange Villa is well situated for those who commute as there are excellent motoring links near by and are also a local shop with in the village with further amenities been found in the nearby Chester Le Street, Stanley and Birtley.

















## GROUND FLOOR

### Lounge

14'9" x 14'9" max (4.5 x 4.5 max)

### Inner Lobby

### Bathroom

8'6" x 4'7" (2.6 x 1.4)

### Dining Room

9'10" x 7'10" (3 x 2.4)

### Kitchen

11'9" x 7'10" (3.6 x 2.4)

## FIRST FLOOR

### Landing

### Bedroom

11'9" x 11'1" (3.6 x 3.4)

### Bedroom

7'10" x 7'6" (2.4 x 2.3)

### Bedroom

7'10" x 6'10" (2.4 x 2.1)

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Poor

Tenure: Freehold

Council Tax: Durham Council, Band A - Approx. £1,469p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Pine Street

Approximate Gross Internal Area  
883 sq ft - 82 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div>83</div> <div>66</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
[info@robinsonscsls.co.uk](mailto:info@robinsonscsls.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

