



Queen Street, Grange Villa, DH2 3LU  
2 Bed - House - Mid Terrace  
£52,950

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# Queen Street Grange Villa, DH2 3LU

\* CASH BUYERS \* READY TO MOVE INTO \* NO CHAIN \* WELL PRESENTED \* EXTENDED \* NEW CARPETS \* IDEAL BUY TO LET INVESTMENT \* SHORT COMMUTE TO CHESTER LE STREET, DURHAM, SUNDERLAND AND NEWCASTLE \* GOOD TRANSPORT/ROAD NETWORKS \* GAS CENTRAL HEATING & DOUBLE GLAZING \* EARLY VIEWING ADVISED \*

This spacious and well-kept two bedroom terrace house is offered with no onward chain and would make a fantastic first home or buy-to-let investment. The ground floor includes a large, comfortable lounge, a generous dining kitchen with space for a table, and a ground floor bathroom. Upstairs are two bedrooms and a landing. Outside, there's a small courtyard to the front and a low maintenance yard to the rear.

The property has been extended and benefits from new carpets.

The property also has a valid Electrical Installation Condition Report (EICR) until 2028.

Grange Villa is conveniently located for those who need to commute, with excellent road links nearby connecting to Chester le Street, Durham, Sunderland and Newcastle. The village also benefits from a local shop, with more extensive amenities found in nearby Chester le Street, Stanley and Birtley.









## **GROUND FLOOR**

### **Lounge**

18'0" x 14'5" (5.5 x 4.4)

### **Dining Kitchen**

11'5" x 9'2" (3.5 x 2.8)

### **Bathroom**

9'2" x 5'2" (2.8 x 1.6)

## **FIRST FLOOR**

### **Landing**

### **Bedroom**

14'9" x 9'10" (4.5 x 3)

### **Bedroom**

11'1" x 7'10" max (3.4 x 2.4 max)

### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Check with your provider.

Tenure: Freehold

Council Tax: Durham Council, Band A - Approx. £1,701.a

Energy Rating: C

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.

# Queen Street

Approximate Gross Internal Area  
700 sq ft - 65 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			87
(81-81) <b>B</b>			
(69-80) <b>C</b>		70	
(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

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.

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