



**West Street, Grange Villa, DH2 3LP**  
**2 Bed - House - Mid Terrace**  
**£500 Per Calendar Month**

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This renovated residence boasts an array of enhancements which were done in 2023, including a new kitchen, bathroom, windows, doors, heating system, electrical rewiring, flooring, and interior décor. This two-bedroom terrace home, with an appealing rear view. Its layout includes a welcoming lobby, a sizeable lounge, an exquisite fitted kitchen, two generously sized bedrooms - notably, the master bedroom is exceptionally spacious - and a splendid family bathroom. The property also features an enclosed rear yard.

Grange Villa enjoys a prime location, particularly convenient for commuters with excellent nearby road connections. Additionally, there is a local shop within the village, while further amenities can be found in the neighbouring towns of Chester Le Street, Stanley, and Birtley.

**\*\*Specification: Unfurnished. Families Welcome. Pets considered. Smokers Allowed \*\***

**\*\*Required earnings: Tenant Income £16,500 Guarantor Income £19,800 (if required)\*\***

Bond £500

N.B Photos were taken 2023 before current tenant move in.

## **GROUND FLOOR**

### **Entrance Lobby**

#### **Lounge**

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

#### **Kitchen**

14'9" x 8'2" (4.5 x 2.5)

## **FIRST FLOOR**

### **Landing**

#### **Bedroom**

14'9" x 11'5" max (4.5 x 3.5 max)

#### **Bedroom**

8'6" x 7'10" (2.6 x 2.4)

### **Bathroom**

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18 Mbps, Superfast 72 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.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.



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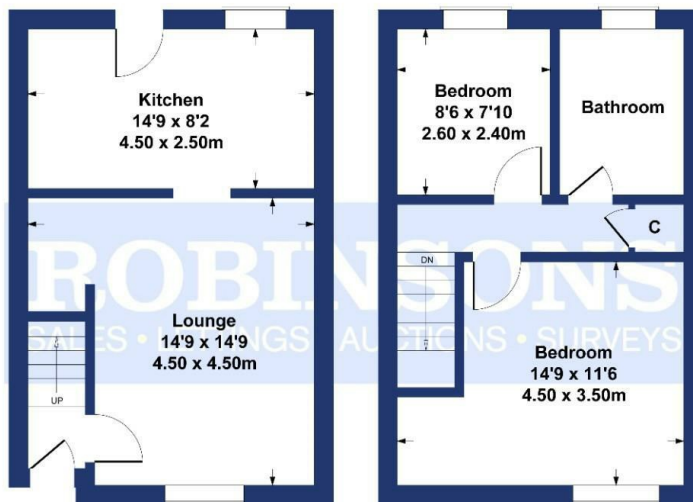
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## West Street

Approximate Gross Internal Area  
689 sq ft - 64 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
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		75	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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