



PH ESTATE AGENTS



## 12 Queen Street

Grange Villa, Chester Le Street, DH2 3LT

Offers Over £35,000



# 12 Queen Street

Grange Villa, Chester Le Street, DH2 3LT

Offers Over £35,000



## RECEPTION ROOM

9'5" x 13'6" (2.87m x 4.11m)

The reception room is large in size and would comfortably fit a three piece suite. This room benefits from a brick fire & surround and gains access to the kitchen and first floor.

## KITCHEN

11'0" x 12'5" (3.35m x 3.78m)

The kitchen is a blank canvass and is situated to the rear of the property. This room benefits from a large UPVC double glazed window looking onto the rear yard and gains access to the rear entrance.

## REAR ENTRANCE

2'10" x 3'9" (0.86m x 1.14m)

The rear entrance gains access to the yard via a UPVC double glazed door and benefits of built-in storage space.

## FAMILY BATHROOM

6'2" x 6'11" (1.88m x 2.11m)

The family bathroom is set to the rear of the property and benefits from a large UPVC double glazed window to the side aspect and is currently in need of refurbishment.

## LANDING

10'5" x 5'8" (3.18m x 1.73m)

The landing benefits from a large UPVC double

glazed window proving a abundance of natural light and gains access to the two bedrooms & loft space.

## BEDROOM ONE

10'0" x 13'4" (3.05m x 4.06m)

The first bedroom is set to the front of the property and benefits from a UPVC double glazed window and the space needed for a double bed and storage units

## BEDROOM TWO

10'6" x 8'5" (3.20m x 2.57m)

The second bedroom is set to the rear of the property and benefits from a UPVC double glazed window with space for a single bed along with larger storage units

## EXTERNAL

This property offers on-street parking and a rear yard whilst in close proximity to amenities

## IMPORTANT INFORMATION

Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this

property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and

can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

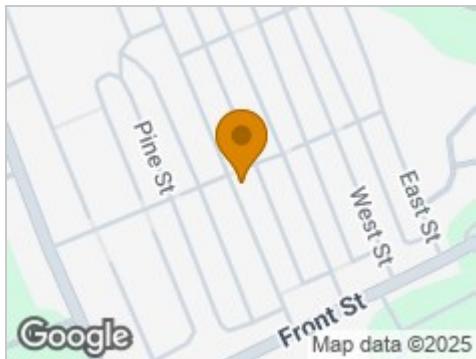
#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.



## Road Map



## Hybrid Map



## Terrain Map



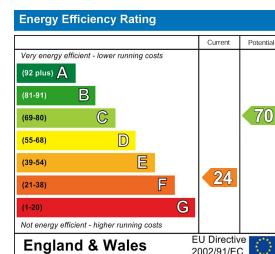
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.