



28 Queen Street, Birtley, Chester Le Street, Co Durham, DH3 1ED

Offers Over £70,000



## Key features

- TERRACED HOUSE
- TWO DOUBLEBEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FITTED KITCHEN
- PRIVATE YARD
- GREAT ACCESS TO MAIN STREET
- BATHROOM WITH SHOWER
- NO ONWARD CHAIN
- VIEWINGS ADVISED



## Description

Located on Queen Street in Birtley, Chester Le Street, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed downstairs bathroom adds to the convenience of this home, making it ideal for modern living.

One of the standout features of this property is its proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. This location offers the perfect blend of community spirit and accessibility, making it a desirable place to reside.

With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new abode. Whether you are looking to settle down or seeking a promising investment, this terraced house on Queen Street is a fantastic choice. Don't miss the chance to make this lovely property your own.



ENTRANCE HALL

LOUNGE

14 x 12

KITCHEN

15 x 7

FIRST FLOOR

BEDROOM ONE

16 x 12

BEDROOM TWO

9 x 8

BATHROOM

EXTERNAL

DISCLAIMER SALES








The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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