



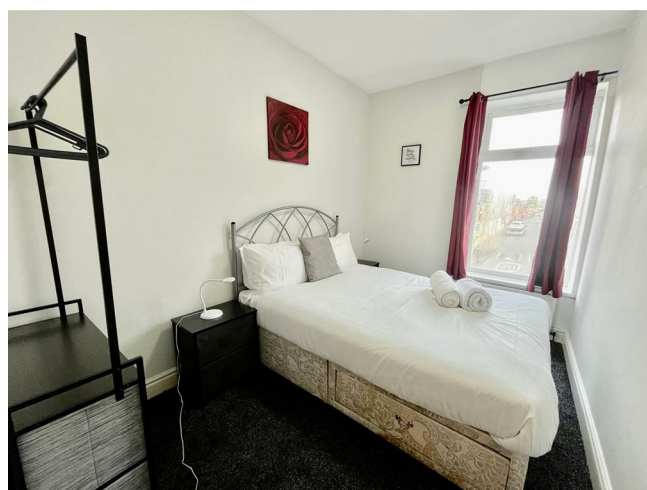
21 Station Lane, Birtley, Chester Le Street, County Durham, DH3 1DE

Offers Over £70,000



Key features

- UPPER FLAT
- THREE BEDROOMS
- NO CHAIN
- GOOD DECORATIVE ORDER
- OFF STREET PARKING
- FURNITURE INCLUDED
- SPACIOUS BATHROOM WITH SHOWER
- CLOSE TO LOCAL HIGH STREET
- GREAT TRANSPORT LINKS
- GAS CENTRAL HEATING



Description

Welcome to this charming upper flat located on Station Lane in Birtley, Chester Le Street. This delightful property boasts one reception room, three cosy bedrooms, and a well-appointed bathroom, making it an ideal home for a small family or professionals looking for a comfortable living space.

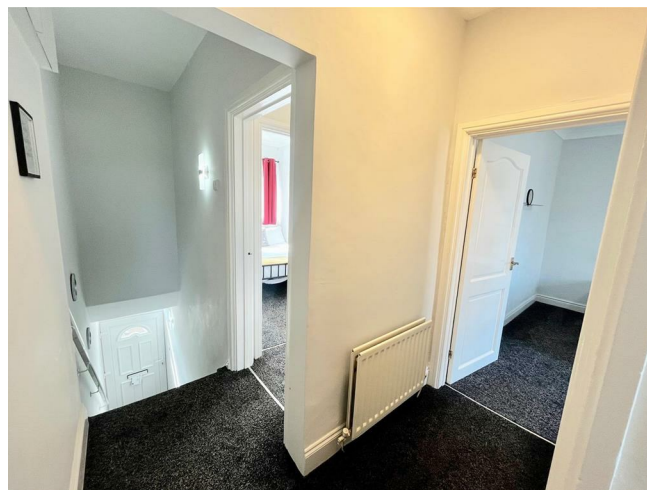
Built in the 1930s/1950s, this apartment exudes character and charm with its timeless design. The property also offers parking for one vehicle, ensuring convenience for residents with a car.

One of the standout features of this home is its fantastic transport links, making it easy to travel in and around the area. Whether you prefer to drive or use public transport, this location is perfect for those who value accessibility.

With no chain involved, the process of making this property your own is made much simpler. This presents a great opportunity for those looking to move in quickly or for investors seeking a hassle-free purchase.

Situated close to the local high street, residents can enjoy the convenience of having shops, cafes, and amenities just a stone's throw away. This proximity adds to the appeal of the property, offering a blend of comfort and practicality.

Don't miss out on the chance to own this upper flat with its great investment potential and desirable location. Book a viewing today and envision the possibilities that this property holds for you!



ENTRANCE HALL

LOUNGE
13'9 x 9'3

KITCHEN
13'1 x 7'5

BEDROOM ONE
14'11 x 10'7

BEDROOM TWO
10'7 x 7'4

BEDROOM THREE
10'6 x 6'8

BATHROOM
8'1 x 6'4

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) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carouselestateagents.com
<https://www.carouselestateagents.com>

