



7 Queen Street, Birtley, Chester Le Street, DH3 1EB

Offers Over £95,000



Key features

- TERRACED HOUSE
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SOLD WITH TENANT IN SITU
- NO ONWARD CHAIN



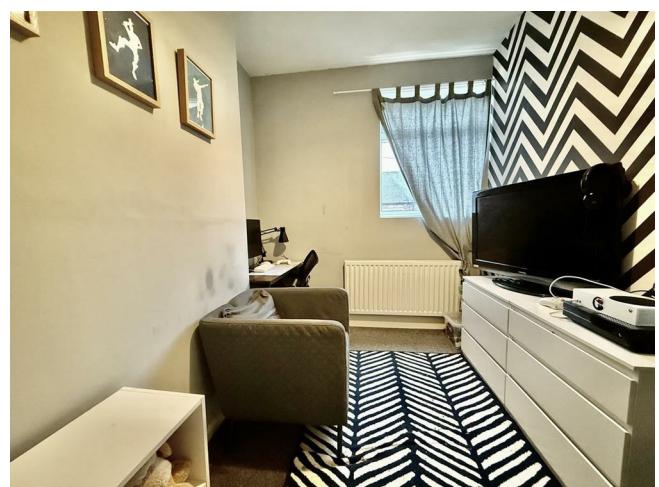
Description

INVESTORS: Located in the heart of Birtley, Chester Le Street, this charming terraced house on Queen Street presents an excellent opportunity for investors. The property boasts three well-proportioned bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you are welcomed into a comfortable reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is modern and functional, providing ample storage and workspace for culinary enthusiasts. The contemporary bathroom is designed with style and practicality in mind, ensuring a pleasant experience for all residents.

One of the notable features of this property is that it is sold with a tenant in situ, making it an attractive option for those looking to invest in a rental property without the hassle of finding tenants. This arrangement allows for immediate rental income, providing a seamless transition for the new owner.

Located in a vibrant community, this home is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to settle down or expand your property portfolio, this terraced house on Queen Street is a fantastic choice that combines comfort, style, and investment potential.



ENTRANCE HALL

LOUNGE

12'6 x 12'2

KITCHEN

11'10 x 5'11

DINING ROOM

15'9 x 11'11

STAIRWAY/LANDING

BEDROOM ONE

12'1 x 8'4

BEDROOM TWO

12'4 x 9'3

BEDROOM THREE

9'2 x 8







BATHROOM

8'7 x 6'11

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		
(55-68) D	62	78
(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 (CO ₂) 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	

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