



17 York Road, Birtley, Chester Le Street, County Durham, DH3 2DE

Offers Over £120,000



## Key features

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- SEPERATE W.C.
- GARDENS TO FRONT AND REAR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOLD WITH TENANTS IN SITU
- INVESTORS ONLY



## Description

OFFERED FOR SALE TO INVESTORS ONLY

York Road in the charming area of Birtley, Chester Le Street, this semi-detached house presents an excellent opportunity for both investors and families alike. Boasting four spacious bedrooms, this property is designed to accommodate a variety of living arrangements, making it ideal for those seeking comfort and space.

The house features a well-appointed reception room, perfect for relaxing or entertaining guests. The two bathrooms, including a separate toilet, provide convenience for busy households, ensuring that morning routines run smoothly.

One of the standout features of this property is its low-maintenance gardens, both at the front and rear. These outdoor spaces offer a delightful area for enjoying the fresh air without the burden of extensive upkeep, allowing you to spend more time enjoying your home.

Additionally, the property is sold with tenants in situ, making it an attractive option for investors looking to generate immediate rental income. This aspect adds to the appeal, as it allows for a seamless transition into ownership without the hassle of finding new tenants.

In summary, this semi-detached house on York Road is a fantastic opportunity for those seeking a versatile property in a desirable location. With its ample bedrooms, convenient facilities, and low-maintenance gardens, it is sure to meet the needs of a variety of buyers.



LOUNGE

13'2 x 11'9

DINING ROOM

12'5 x 10'6

KITCHEN

9'1 x 9

BEDROOM ONE

15'2 x 9'10

BEDROOM TWO

12'10 x 10

BEDROOM THREE

9'11 x 9'4

BEDROOM FOUR

9'10 x 7'9

BATHROOM

8'9 x 6'2







W.C.  
6'7 x 5'9

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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(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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