



1 Imperial Buildings Durham Road, Chester Le Street, DH3 1LG

Guide price £80,000

Moovd are pleased to offer For Sale via Option A – Unconditional Online Auction, this development opportunity with planning permission passed, for two one bedroom flats.

The vacant property, briefly comprises: Main reception immediately off the front street, middle reception, side extension, rear reception, lobby with staircase to first floor, landing, bedroom and bathroom W.C.

The accommodation has plans passed under reference DC/22/00350/DPA whereby plans, via Gateshead Council planning portal, can be viewed.

Birtley High Street lies approximately 2.5 miles from Chester Le Street and a similar distance to Low Fell. The accommodation has excellent access to the A1M and local everyday amenities including Morrisons, Post Office, Library and other local businesses.

The property is a perfect renovation project for either a builder, developer or BTL investor and an internal viewing is considered a must, to appreciate and strictly by appointment only.

Front Reception 13'8" x 20'10" (4.19m x 6.37m)

Accessed via communal lobby area, single glazed large window to front aspect with remote control roller shutter.

Middle Reception 15'1" x 10'6" (4.60m x 3.21m)

Storage cupboard.

Extension 18'10" x 8'9" (5.75m x 2.68m)

UPVc double glazed windows to side and rear aspects.

Rear Reception 13'8" x 9'2" (4.18m x 2.81)

UPVc double glazed door to rear, staircase to first floor and laminate flooring.

Landing

Spot lighting.

Bedroom 13'9" x 14'10" (4.21m x 4.53m)

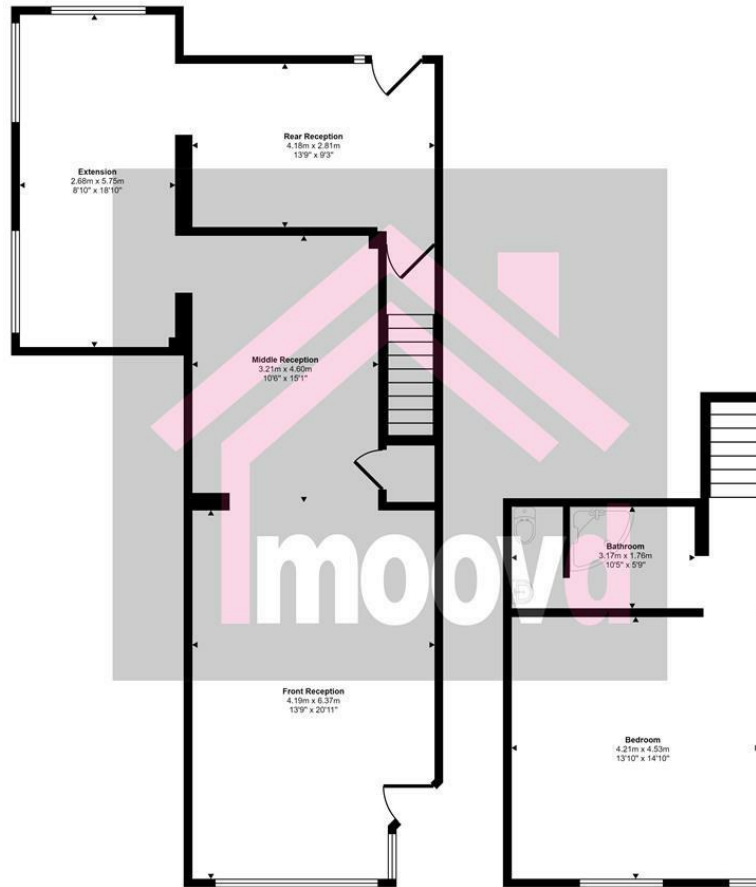
X2 UPVc double glazed windows to front aspect.

Bathroom

A three piece suite with corner Jacuzzi bath, pedestal hand basin, low level W.C, splash back tiling and panelling to walls.

Floor Plan

Approx Gross Internal Area
104 sq m / 1117 sq ft

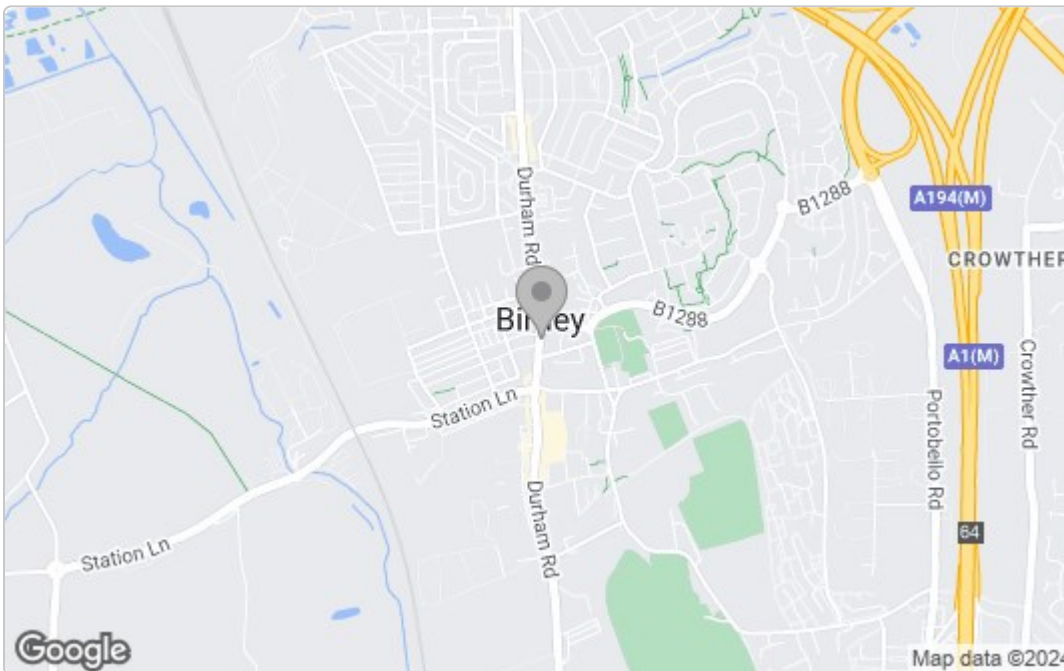


Ground Floor
Approx 75 sq m / 805 sq ft

First Floor
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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