



West Street

Grange Villa, Chester le Street DH2 3LW

- Ideal Investment Opportunity
- Proximity to Amenities
- Good Transport Links
- Tenure - Freehold

Asking Price £59,995

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Discover a fantastic buy-to-let investment opportunity, ideally suited for both seasoned and first-time investors and families alike. Strategically located less than 20 minutes from Durham city center, the property benefits from a highly sought-after address in an area predominantly owned outright or with a mortgage (75% of properties), indicating stability and strong community roots..

The property features 3 bedrooms, 1 bathroom, a kitchen, a lounge, a bathroom, and a dining room

Beyond its attractive features, the property's prime location is a key driver for its investment potential. Residents will benefit from excellent transport links, facilitating easy commutes and access to broader networks. Furthermore, the immediate proximity to essential amenities enhances its desirability for prospective tenants.

Given its condition, market demand, and strategic location, this property is poised for significant rental returns and is anticipated to be on the market for a limited time. Early viewing is highly recommended to capitalize on this promising investment.

Video Tour Available

EPC D Rating

Council Tax

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2125-2211-1921-1617-1998>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.