

**STUART
EDWARDS**



Pine Street

Grange Villa, Chester Le Street DH2 3LY

- WELL PRESENTED END TERRACED HOUSE
- INVESTMENT OPPORTUNITY, CURRENTLY RENTED AT £500 PCM
- 2 BEDROOMS
- MODERN KITCHEN
- ON STREET PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- LOUNGE
- FULL BATHROOM SUITE WITH SHOWER
- REAR YARD
- NO ONWARD CHAIN

Asking Price £47,950

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Affordably priced end terraced house, a perfect investment opportunity. The property is currently rented at £500 PCM.

Internally, the accommodation comprises: entrance into lounge and kitchen-diner to rear. An open staircase from the lounge leads to the first floor landing with 2 bedrooms and family bathroom with over-bath shower. Externally there is on-street parking to the front and an enclosed yard to the rear.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout with UPVC access doors.

Available with no onward chain, viewings are recommended.

ROOM DIMENSIONS

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Lounge - 15'3 x 14'9

Kitchen-Diner - 15'3 x 8'4

Bedroom 1 - 14'9 x 14'11 max.

Bedroom 2 - 8'7 x 8'3

Bathroom - 6'7 x 5'4

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8200-3968-0422-4004-3993>

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.

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FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

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.

