



**Albert Street, Grange Villa, DH2 3LR**  
**2 Bed - House - Terraced**  
**Offers Over £50,000**

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**\*\* NO UPPER CHAIN \*\* IDEAL BUY-TO-LET INVESTMENT \*\*  
TWO RECEPTION ROOMS \*\* SHORT COMMUTE TO  
CHESTER LE STREET, DURHAM, SUNDERLAND AND  
NEWCASTLE \*\* GOOD TRANSPORT/ROAD NETWORKS \*\*  
GAS CENTRAL HEATING VIA COMBI BOILER & UPVC  
DOUBLE GLAZING \*\* VIEWING ADVISED \*\***

**\*\* Sold with a sitting tenant paying £450pcm \*\***

The floor plan briefly comprises: entrance to comfortable lounge with walk through to the dining room, kitchen and a downstairs bathroom/wc. The first floor has two good sized bedrooms. Externally there is a private rear yard with gated access.

Grange Villa is well situated for those who commute as there are excellent motoring links near by and are also a local shop with in the village with further amenities been found in the nearby Chester Le Street, Stanley and Birtley.

## **GROUND FLOOR**

### **LOUNGE**

### **DINING ROOM**

### **KITCHEN**

### **BATHROOM**

## **FIRST FLOOR**

### **BEDROOM**

### **BEDROOM.**

### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13Mbps, Superfast 208Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Poor

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,469 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

n.b the photos were taken in 2021



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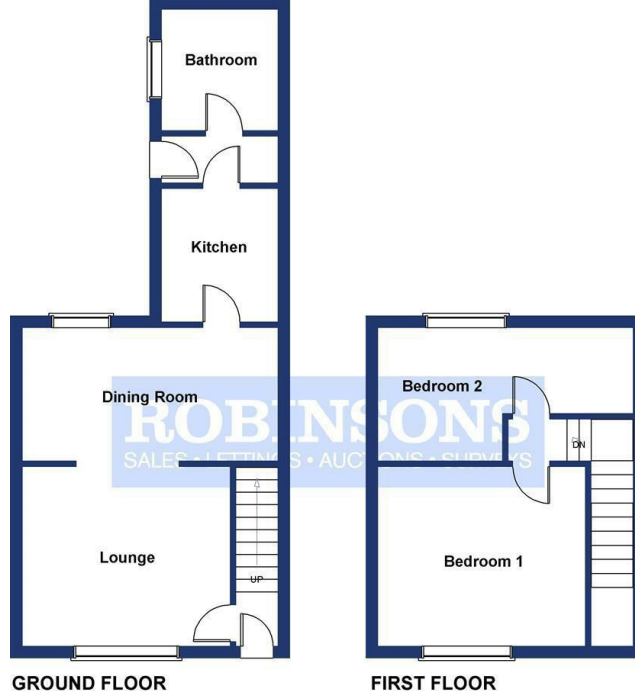
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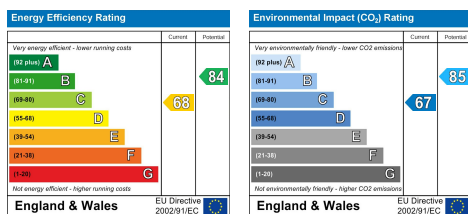
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



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