



Wynyard, Chester Le Street, DH2 2TH
2 Bed - House - End Terrace
Offers Over £80,000

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* NO CHAIN * EXCELLENT OPPORTUNITY * FANTASTIC POSITION * LOVELY OUTLOOK * DOWNSTAIRS WC AND UTILITY SPACE *

Tenure: Freehold

Council Tax: Durham County Council, Band A approx £1,469pa

Energy Rating: C

Available to purchase is this deceptively spacious home which has a nice position and is offered with NO ONWARD CHAIN.

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.

The property has an excellent cul-de-sac location with nice outlook and has a floor plan which briefly comprises of: entrance porch, inviting living room, dining kitchen, rear lobby, downstairs W/C, and a useful utility area.

To the first floor there are two good sized bedrooms and a family bathroom.

Externally the property has a small garden to the front, and low maintenance garden to the rear.

The property in our opinion should appeal to a wide variety of potential purchasers, and it will be good for commuters as there is excellent access to the A1(M) motoring highway, local shops and schooling.

Entrance Porch

Lounge

Dining Kitchen

Rear Lobby

Downstairs W.C

Utility Room

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally the property has a small garden to the front, and low maintenance garden to the rear.

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 26 Mbps

Mobile Signal/Coverage: GoodAverage



OUR SERVICES

Mortgage Advice

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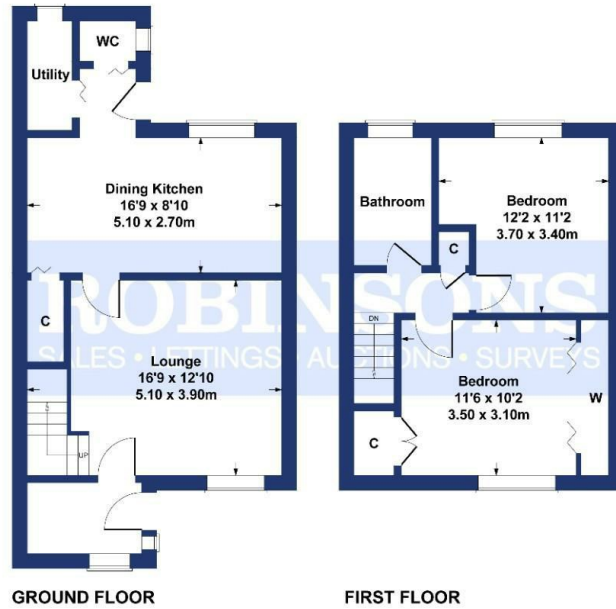
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wynyard
Approximate Gross Internal Area
840 sq ft - 78 sq m



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.

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Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
1-30			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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