



Jacques Terrace, DH2 2AX  
2 Bed - House - Mid Terrace  
£79,950

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**\*SOLD WITH SITTING TENANT\* CURRENTLY PAYING  
£550PCM\***

Available for sale is this pleasantly situated, double fronted two bedroom mid link home. The property benefits from gas fired central heating and uPVC double glazing and has off street car parking, separate dining room, modern bathroom suite, and is conveniently situated in a well established residential area within walking distance of a wide range of shop and facilities within Chester-le-Street town centre.

Chester-le-Street has excellent transport links to both the North and South with good road links allowing for access to Durham City Centre, Gateshead, Newcastle upon Tyne and Sunderland. The property is also within walking distance bus routes.

This lovely home should appeal to a variety of potential purchasers and viewing come highly recommended to fully appreciate the accommodation on offer.

The floor plan briefly comprises of: entrance hallway, living room, separate dining room, kitchen, and rear lobby, whilst to the first floor are two good sized bedrooms, bathroom and separate WC. Externally, to the front of the property is a fence enclosed yard, and to the rear, across a small lane, is a large garden with gated access providing off street parking.

N.B Please note the photos were taken in 2022 prior to the current tenant moving in.

#### **Entrance lobby**

#### **Lounge**

#### **Dining Room**

#### **Kitchen**

#### **Rear Lobby**

#### **FIRST FLOOR**

#### **Bedroom 1**

#### **Bedroom 2**

#### **Bathroom**

#### **EXTERNAL**

Externally, to the front of the property is a fence enclosed yard, and to the rear, across a small lane, is a large garden with gated access providing off street parking.

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps Superfast, 76 Mbps Ultrafast, 1139 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

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**

Please note the photos were taken in 2022 prior to the current tenant moving in.



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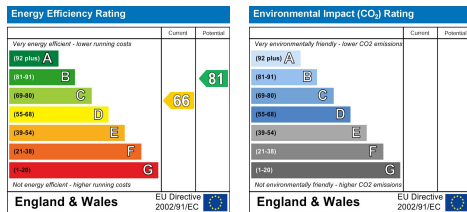
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T: 01388 420444

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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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