



West Street, Grange Villa, DH2 3LW
3 Bed - House - Mid Terrace
£49,950

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**** NO CHAIN ** THREE BEDROOM HOME ** SHORT COMMUTE TO CHESTER LE STREET, DURHAM, SUNDERLAND, AND NEWCASTLE ** GOOD TRANSPORT/ROAD NETWORKS ** GAS CENTRAL HEATING & UPVC DOUBLE GLAZING ** EARLY VIEWING ADVISED ****

Available to purchase with no forward chain is this three bedroom terrace home. Briefly comprising: entrance to comfortable lounge, kitchen, and sizeable shower room / WC. The first floor has three bedrooms. Externally there is a 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

14'9" x 14'5" max (4.5 x 4.4 max)

Kitchen

9'6" x 9'2" (2.9 x 2.8)

Shower Room / WC

9'6" x 5'6" (2.9 x 1.7)

FIRST FLOOR

Landing

Bedroom

14'5" x 11'5" max (4.4 x 3.5 max)

Bedroom

9'6" x 7'10" (2.9 x 2.4)

Bedroom

6'10" x 6'2" (2.1 x 1.9)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 171 Mbps, Ultrafast
1,000 Mbps

Mobile Signal/Coverage: Average/Poor

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.





West Street

Approximate Gross Internal Area
721 sq ft - 67 sq m



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.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 81 |
| EU Directive 2002/91/EC | | | |

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.