



Pine Street and West Street, Grange Villa, DH2 3LX  
2 Bed - House - Mid Terrace  
£140,000

**ROBINSONS**  
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# Pine Street and West Street Grange Villa, DH2 3LX

Investment Opportunity: Two Renovated Homes with Tenants in Place, Generating £1,000 PCM

Presenting a unique opportunity to acquire two renovated two-bedroom terrace homes in Grange Villa, both with tenants already in place, generating a combined rental income of £1,000 per calendar month.

Each property boasts a full array of enhancements, including a new kitchen, bathroom, windows, doors, heating system, and electrical rewiring. The interiors feature new flooring and fresh décor throughout. Both homes offer a spacious layout, with two generously sized bedrooms—the master bedroom in particular is exceptionally large. The ground floor of each home includes a welcoming lobby, a sizeable lounge, and a modern fitted kitchen, along with a splendid family bathroom.

Additionally, both properties benefit from enclosed rear yards, providing outside space. Situated in the village of Grange Villa, these homes are ideal for commuters, with excellent road connections and convenient local amenities. Further shopping and services are available in the nearby towns of Chester Le Street, Stanley, and Birtley.

This is an excellent investment opportunity with immediate rental income and fully tenanted properties, ready for an investor looking to expand their portfolio. Nb. The photos provided were taken prior to the tenants moving in.













#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 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: 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.





## Pine Street

Approximate Gross Internal Area  
678 sq ft - 63 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.

Produced by Potterplans Ltd. 2023

## West Street

Approximate Gross Internal Area  
689 sq ft - 64 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) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>49</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

