



Albert Street, Grange Villa, DH2 3LS
2 Bed - House - Terraced
Starting Bid £39,999

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** Great North Property Auction in partnership with Robinsons
** Starting bids invited from £39,999 ** Buyers Premium applies
– please refer to full details for more information **

** NO ONWARD CHAIN ** CONVENIENT COMMUTE TO
CHESTER LE STREET, DURHAM, SUNDERLAND, AND
NEWCASTLE ** EXCELLENT TRANSPORT AND ROAD
LINKS ** GAS CENTRAL HEATING & UPVC DOUBLE
GLAZING ** EARLY VIEWING RECOMMENDED **

Available for purchase is this two-bedroom mid-terrace property. The accommodation briefly comprises: entrance lobby, comfortable lounge, kitchen, with two bedrooms and a bathroom on the first floor. Externally, there is a rear yard with gated access.

Grange Villa is a small, semi-rural village located near Chester Le Street, with excellent connectivity to larger towns and cities. The area benefits from good public transport links and is well-served by nearby road networks, making it ideal for commuters. Within the village, there is a local convenience store, while a wider range of amenities including shops, schools, and healthcare facilities can be found in nearby Chester Le Street, Stanley, and Birtley. The surrounding countryside provides opportunities for outdoor activities, adding to the village's appeal.

GROUND FLOOR

Entrance Lobby

Lounge

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

Dining Kitchen

14'9" x 8'10" (4.5 x 2.7)

FIRST FLOOR

Landing

Bedroom

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

Bedroom

8'10" x 8'6" (2.7 x 2.6)

Bathroom

6'6" x 5'10" (2 x 1.8)

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 290 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.



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Strategic Marketing Plan

Dedicated Property Manager

Albert Street
Approximate Gross Internal Area
700 sq ft - 65 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
43-58	F		
17-42	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	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.

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



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