



Queen Street, Grange Villa, DH2 3LT
2 Bed - House - Mid Terrace
£60,000

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*** NO CHAIN * EXTENDED ***

This two bedroom mid-terrace home offers fantastic space throughout thanks to a rear extension, making it an ideal option for first-time buyers, small families or investors. The ground floor layout includes a large lounge with ample room for both seating and dining, a kitchen with access to a rear lobby, and a bathroom situated to the rear. Upstairs you'll find two generously sized bedrooms.

The home benefits from gas central heating and UPVC double glazing, ensuring comfort all year round. To the rear, there's a private enclosed yard—ideal for storage, outdoor seating or pets.

Located in Grange Villa, the property is just a short drive from Chester-le-Street and Stanley, providing access to shops, supermarkets, and restaurants. There are regular bus services connecting the village to Durham and Newcastle, making commuting straightforward. For families, there are primary schools nearby, and for those who enjoy the outdoors, the C2C cycle path runs close by, along with access to open countryside and green spaces.



GROUND FLOOR

Lounge

15'1" x 13'5" (4.6 x 4.1)

Kitchen

15'1" x 7'6" (4.6 x 2.3)

Rear Lobby

6'2" x 5'6" (1.9 x 1.7)

Bathroom

4'11" x 8'6" (1.5 x 2.6)

FIRST FLOOR

Landing

Bedroom One

15'1" x 10'2" (4.6 x 3.1)

Bedroom Two

10'9" x 6'6" (3.3 x 2)

EXTERNALLY

Enclosed Rear Yard

Agent's Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 13 Mbps, Superfast 233 Mbps, Ultrafast 1,800 Mbps
Mobile Signal/Coverage: TBC
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Energy Rating: C

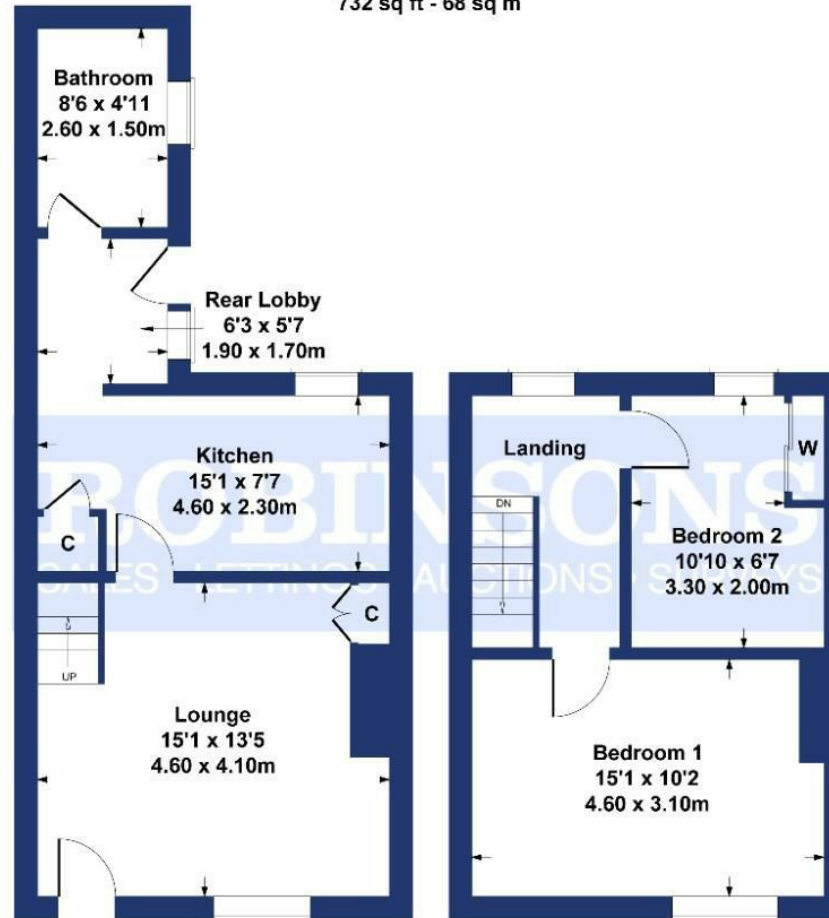
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Queen Street

Approximate Gross Internal Area
732 sq ft - 68 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		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.