



Baden Street, Chester-Le-Street, DH3 3JQ  
2 Bed - House - Mid Terrace  
£94,950

**ROBINSONS**  
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SOLD WITH SITTING TENANT TIED IN UNTIL APRIL 2026  
PAYING £550PCM \* WELL PRESENTED \* TOWN CENTRE  
LOCATION \* IDEAL BUY TO LET\* NEW ROOF 2023 \*

Available to buy with a sitting tenant is this this well presented and superbly situated two bedroom mid terraced home. Located in the heart of Chester-le-Street with easy access to shops, schools, recreational facilities, amenities and good public transport links.

The property has a floor plan comprising of: large inviting living room, attractive dining kitchen, and to the first floor there are two bedrooms and a white suite bathroom with shower over bath. Externally there is an enclosed yard to the rear with shed.

Further benefits of the property include uPVC double glazing and gas fired central heating via Baxi combination boiler.

Baden Street should appeal to a wide variety of potential tenants as it is well placed for the A1(M) highway giving access to many of the regions major towns and cities. The property can be viewed 7 days a week via Robinsons Chester-le-Street.

## GROUND FLOOR

### Lounge

14'9" x 14'4" (4.52 x 4.39)

### Dining Kitchen

14'9" x 8'11" (4.52 x 2.74)

## FIRST FLOOR

### Bedroom One

14'9" x 14'4" x 11'6" (4.52 x 4.39 x 3.53)

### Bedroom Two

10'0" x 8'11" max (3.07 x 2.72 max)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 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

photos were taken in 2024 before current tenant moved in





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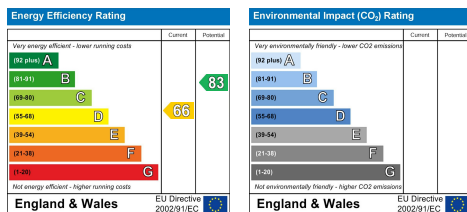
GROUND FLOOR

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. 2017



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