



Victor Street, DH3 3DP
3 Bed - House - Mid Terrace
Offers In The Region Of £70,000

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*** NO CHAIN * TOWN CENTRE LOCATION * IDEAL FOR A VARIETY OF BUYERS * SPACIOUS LAYOUT * ENCLOSED REAR YARD ***

Offered for sale with no onward chain, this well-proportioned home enjoys a convenient town centre location, making it ideal for a range of buyers including first-time purchasers, investors or those looking to be close to local amenities.

The ground floor comprises an entrance lobby and a spacious living room with ample space for a range of furniture. To the rear, the dining kitchen features a good selection of wall and base storage units, space for a dining table, and access to the enclosed rear yard.

To the first floor there are three bedrooms and a family bathroom fitted with a three-piece suite.

Externally, there is on-street parking available to the front and an enclosed yard to the rear providing some outdoor space.

Victor Street is ideally situated in the heart of Chester le Street town centre, within walking distance of shops, supermarkets, cafés, restaurants and other local amenities. The town benefits from excellent transport links, including a mainline railway station offering direct connections to Durham, Newcastle and beyond, as well as easy access to the A1(M) for commuters.

Riverside Park and the scenic riverside walks are also close by, offering pleasant outdoor space.

This property represents an excellent opportunity for buyers seeking a conveniently located home with good potential and easy access to everything Chester le Street has to offer.



GROUND FLOOR

Entrance Lobby

Living Room

14'8" x 13'10" (4.48 x 4.23)

Kitchen

17'1" x 7'3" (5.21 x 2.23)

FIRST FLOOR

Landing

Bedroom One

13'11" x 8'8" (4.25 x 2.65)

Bedroom Two

10'4" x 7'2" (3.16 x 2.2)

Bedroom Three

10'5" x 8'6" (3.2 x 2.61)

Bathroom

7'2" x 5'10" (2.2 x 1.8)

AGENT'S NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 21 Mbps, Superfast 80 Mbps, Ultrafast
10,000 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx.
£1,701 p.a
Energy Rating: D

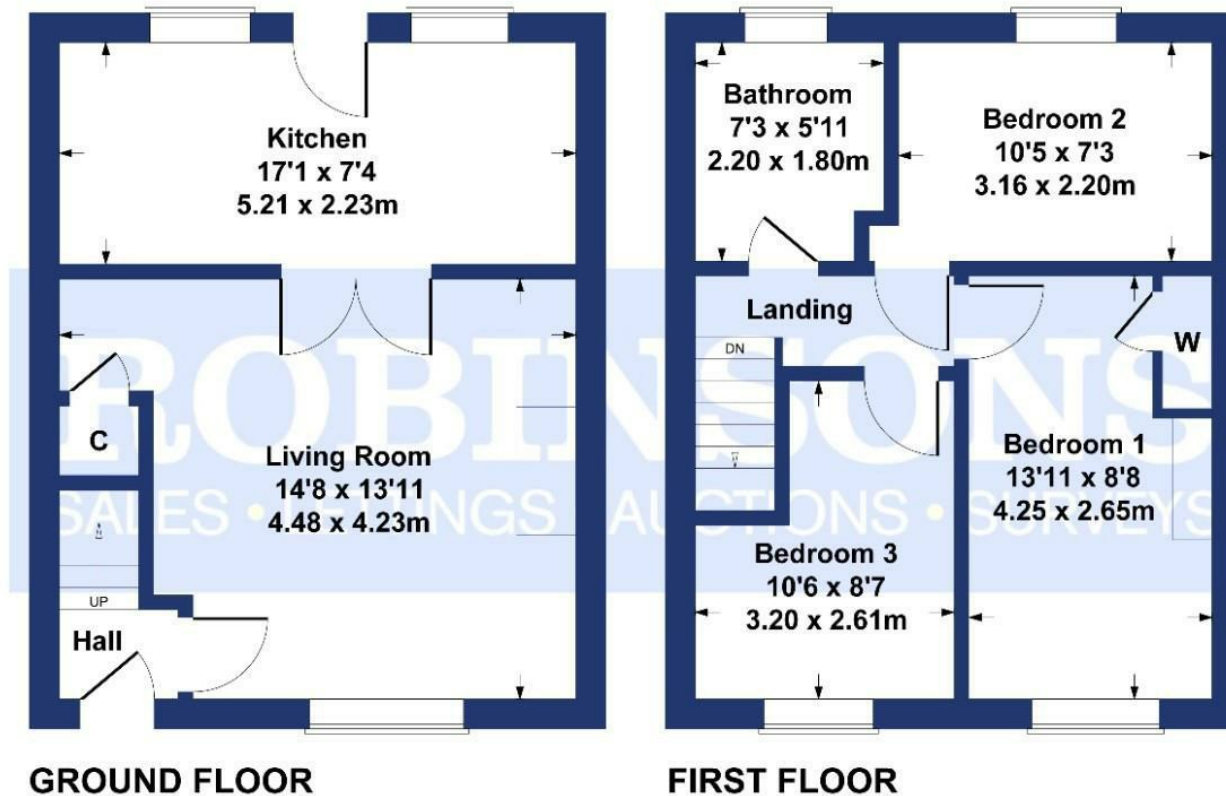
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Victor Street

Approximate Gross Internal Area
743 sq ft - 69 sq m



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	