

COPELAND RESIDENTIAL

SALES & LETTINGS



Queen Street, Grange Villa, DH2

Asking Price
£55,000

Chain Free 3 Bed Terrace
Excellent Sized Rooms
Slight Decor Required To Bedroom 3
Yard To Rear Garden To Front



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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PROPERTY HAS BEEN WITHIN THE CURRENT FAMILY FOR AROUND 35 YEARS. CHAIN FREE. 3 BEDROOMS. SPACIOUS LOUNGE. KITCHEN / DINER. 1ST FLOOR BATHROOM. This cosy 3 bedroom family home has been within the same family for around 35 years and not been on the rental market. Well presented with some decor required to bedroom 3. This property is an ideal opportunity to get onto the property market or for a rental investment.

A small garden is to the front to provide space to sit out. The living room is a lovely size measuring 14'7 x 14'3 (4.45m x 4.35m) providing ample space for furnishings. A fire place with electric fire is a focal point of the room. To the rear an open plan kitchen dining room can be found. Again offering a superb space (17'2 x 10'1) with a wide range of wall and base units, plumbed for a washing machine, space for fridge freezer and a freestanding oven. A combination boiler can be found within the kitchen area and a Upvc door flows to the rear yard.

To the upper floor 3 bedrooms are served by a family bathroom. All 3 bedrooms are good sizes and the bathroom boasts both a bath and shower enclosure with electric shower.

Externally a small garden is to the front and a good sized yard is to the rear. This property offers great space with it being extended to the rear. Living and bedroom space are suitable for families and couples. Grange Villa is situated within easy reach of Chester le Street, Stanley and Beamish. A range of golf courses are within a short drive away and the village benefits from a village store and takeaway.

Property comprises.

Hallway. Accessed via a double glazed Upvc door, stairs to the 1st floor. Lounge. 14'7 x 14'3 (4.45m x 4.35m) Double glazed window to front, radiator, fireplace with electric fire and telephone point.

Kitchen / Diner. 17'2 x 10'1 (5.23m x 3.08m) Double glazed window to rear, Upvc door to rear, range of wall and base units, freestanding oven, space for fridge freezer, plumbed for washing machine, stainless steel sink and drainer, mixer tap, tiled splash back, radiator and combination boiler.

Bedroom 1. 14'4 x 9'2 (4.31m x 2.78m) Double glazed window to front and radiator.

Bedroom 2. 10'8 x 10' (3.26m x 3.04m) Double glazed window to rear and radiator.

Bedroom 3. 11'1 x 7'11 (3.37m x 2.42m) Double glazed window to front and radiator.

Bathroom. 10'1 x 5'10 (3.04m x 1.79m) Double glazed window to rear, Wc, bath with shower attachment, shower enclosure, hand basin, radiator and part tiled walls.



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Externally there's a small garden to the front and good sized yard to the rear with a gate to the rear lane.



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