



PH ESTATE AGENTS



## 12 Queen Street

Grange Villa, Chester Le Street, DH2 3LT

Offers Over £49,950



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## RECEPTION ROOM

9'5" x 13'6" (2.87m x 4.11m)

The reception room is large in size and would comfortably fit a three piece suite. This room benefits from a brick fire & surround and gains access to the kitchen and first floor.

## KITCHEN

11'0" x 12'5" (3.35m x 3.78m)

The kitchen is a blank canvass and is situated to the rear of the property. This room benefits from a large UPVC double glazed window looking onto the rear yard and gains access to the rear entrance.

## REAR ENTRANCE

2'10" x 3'9" (0.86m x 1.14m )

The rear entrance gains access to the yard via a UPVC double glazed door and benefits of built-in storage space.

## FAMILY BATHROOM

6'2" x 6'11" (1.88m x 2.11m )

The family bathroom is set to the rear of the property and benefits from a large UPVC double glazed window to the side aspect and it curranty in need of refurbishment.

## LANDING

10'5" x 5'8" (3.18m x 1.73m )

The landing benefits from a large UPVC double

glazed window proving a abundance of natural light and gains access to the two bedrooms & loft space.

## BEDROOM ONE

10'0" x 13'4" (3.05m x 4.06m )

The first bedroom is set to the front of the property and benefits from a UPVC double glazed window and the space needed for a double bed and storage units

## BEDROOM TWO

10'6" x 8'5" (3.20m x 2.57m )

The second bedroom is set to the rear of the property and benefits from a UPVC double glazed window with space for a single bed along with larger storage units

## EXTERNAL

This property offers on-street parking and a rear yard whilst in close proximity to amenities



## Road Map



## Hybrid Map



## Terrain Map



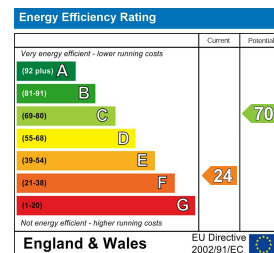
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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