



Albert Street

Chilton DL17 0QA

Offers In The Region Of £52,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Albert Street

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- Investment opportunity
- EPC RATING = D
- Combi gas central heating

- Rented to the same tenant for several years
- Two reception rooms
- UPVC double glazing

- Two double bedrooms
- Loft space
- Local amenities

An ideal investment opportunity having a tenant in place for several years, Venture Properties have pleasure in offering for sale this spacious terraced house with two bedrooms, loft space and two reception rooms.

Having combi gas central heating and UPVC double glazing throughout, the property offers a spacious floor plan comprising of a spacious living room with feature fireplace, dining room and fitted kitchen. To the first floor there is a generous master bedroom, second well proportioned bedroom, further loft room and bathroom/WC. At the rear of the property is an enclosed yard.

The property is located in the village of Chilton, which offers a wide range of local amenities. There are excellent links for commuting via the A167 and easy access to the A1(M).

Early viewing comes highly recommended.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor.

Living Room

13'10" x 11'11" (4.24 x 3.65)

Having a UPVC double glazed window to the front, feature fireplace housing a gas fire, coving, radiator and double doors to the dining room.

Dining Room

15'7" x 9'7" (4.75 x 2.93)

Further spacious reception area with coving, laminate flooring, telephone point, radiator and double doors to the kitchen.

Kitchen

14'1" x 7'6" (4.30 x 2.31)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in oven and hob with extractor over. Further features include tiled splashbacks, radiator, UPVC double glazed window and UPVC door to the rear yard.

FIRST FLOOR

Bedroom One

13'10" x 12'0" (4.24 x 3.66)

Spacious double bedroom with a UPVC double glazed window to the front, laminate flooring, radiator and coving.

Bedroom Two

9'8" x 8'8" (2.97 x 2.65)

Having a UPVC double glazed window to the rear, coving and radiator.

Loft Room

16'3" x 13'10" (4.96 x 4.22)

Having a velux window and radiator. Also housing the combi gas central heating boiler.

Bathroom/WC

9'8" x 6'5" (2.96 x 1.96)

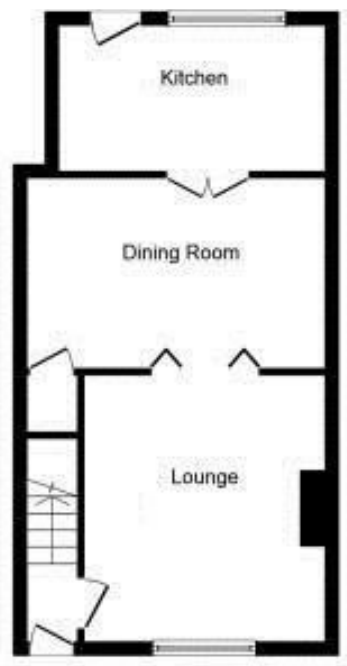
Having a panelled bath with hand held mixer shower, pedestal wash basin and WC. Having fully tiled walls, recessed spotlighting, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

Having an enclosed yard to the rear with access gate.

AGENTS NOTE

Please note that the photos used were taken before commencement of the tenancy.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

The area is covered by a Selective Licensing scheme.

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