



East Street, Grange Villa, DH2 3LN  
2 Bed - House - End Terrace  
£50,000

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# East Street

## Grange Villa, DH2 3LN

\* NO CHAIN \* EXTENDED \* DRIVEWAY PARKING \* NICE OUTLOOK \* LARGE MODERN REFITTED SHOWER ROOM \* EDGE OF VILLAGE POSITION \*

Offered for sale with no onward chain, this extended home is pleasantly situated on the edge of the village and enjoys a nice outlook along with both driveway parking and additional non-allocated parking nearby. The property offers well-proportioned accommodation and will appeal to a range of buyers.

The floorplan comprises an entrance lobby, comfortable lounge and a dining kitchen. To the first floor there are two bedrooms, the main bedroom being of particularly good size, along with a large modern refitted shower room. Externally, there is off-street parking via a driveway located to the rear, along with several additional non-allocated parking spaces nearby.

Grange Villa is a village located close to Chester le Street and offers a range of local amenities including shops, takeaways, a primary school and regular bus services. Chester le Street town centre is only a short drive away and provides a wider selection of supermarkets, cafés, leisure facilities and a mainline railway station with direct services to Durham and Newcastle. The area is also well placed for access to the A1(M) and A693, making commuting across the region straightforward. Nearby countryside and walking routes further enhance the appeal, offering a balance of village living with excellent connectivity.









## GROUND FLOOR

### Entrance Lobby

### Lounge

16'0" x 14'5" (4.9 x 4.4)

### Dining Kitchen

16'0" x 8'2" (4.9 x 2.5)

## FIRST FLOOR

### Landing

### Bedroom

11'9" x 11'5" (3.6 x 3.5)

### Bedroom

8'2" x 7'10" (2.5 x 2.4)

### Shower Room / WC

8'6" x 8'2" (2.6 x 2.5)

## AGENT'S NOTES

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

Tenure: Freehold

EPC Rating C

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – extended

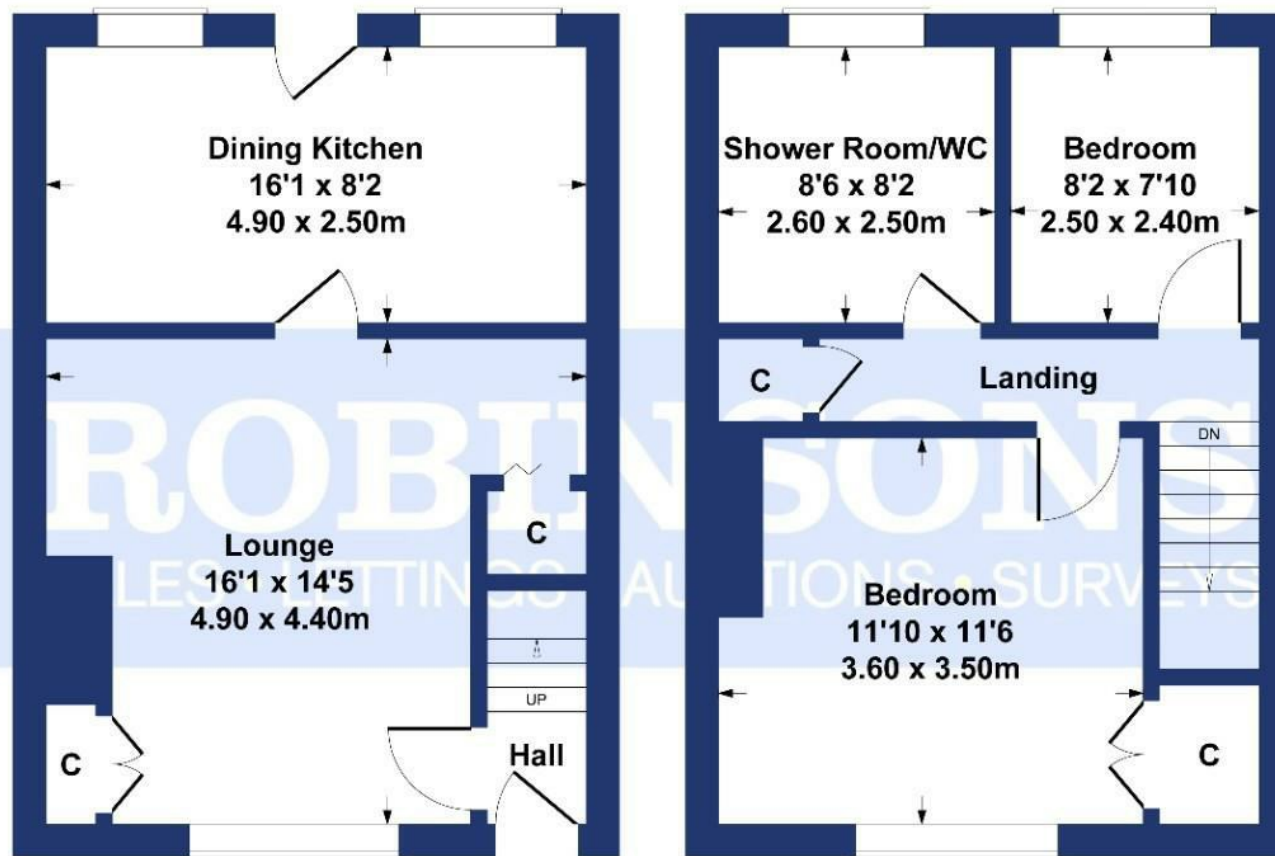
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# East Street

Approximate Gross Internal Area  
743 sq ft - 69 sq m



**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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	78
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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