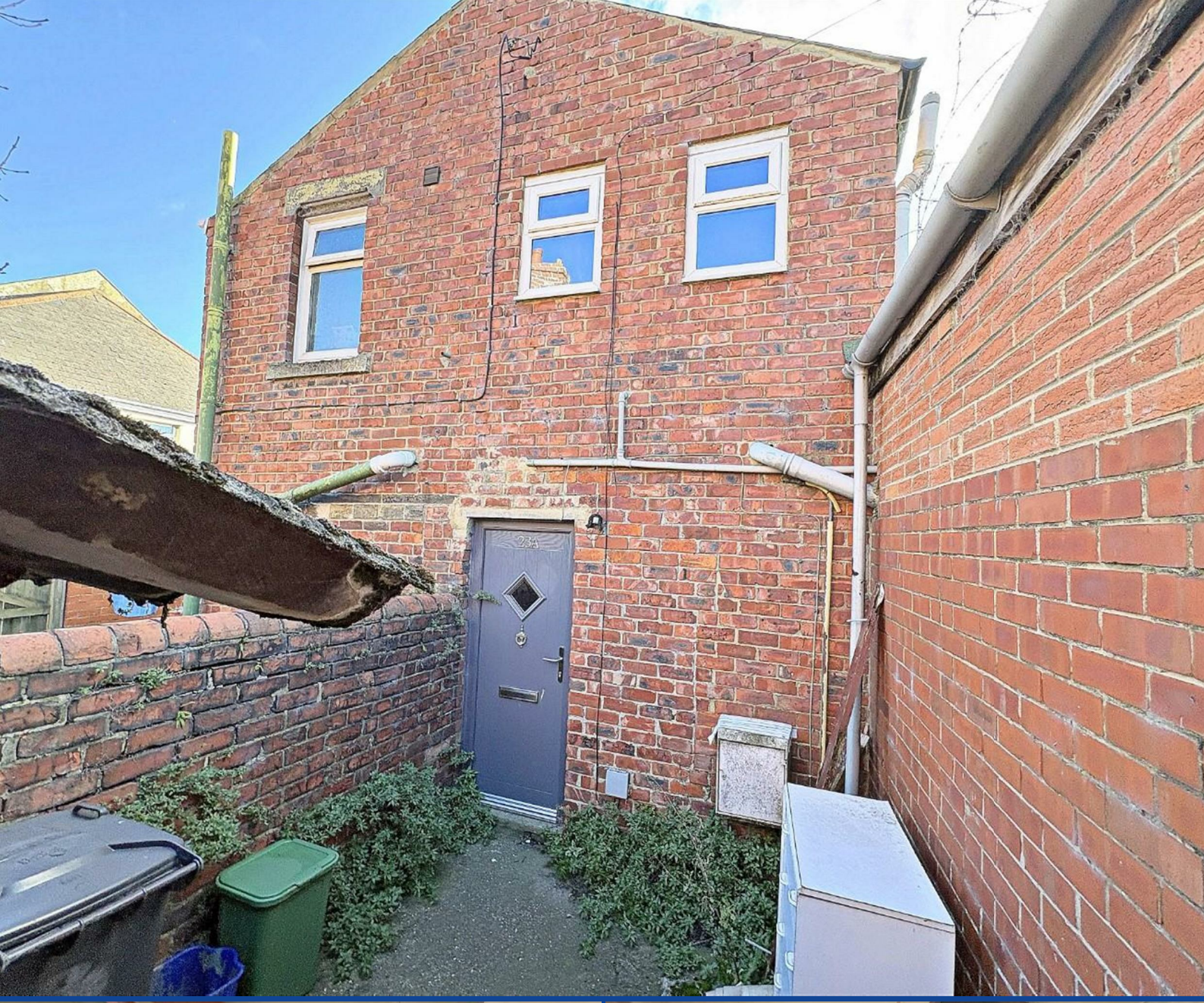






**Front Street, Grange Villa, DH2 3LJ**
**1 Bed - Flat**
**£15,000**

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* SERIOUS BUYERS ONLY * NO ONWARD CHAIN * COMPLETE REFURBISHMENT REQUIRED * FIRST FLOOR FLAT * ONE BEDROOM * MODERN COMBINATION BOILER * MODERN FRONT DOOR * EXTERNAL COURTYARD * IDEAL RENOVATION PROJECT *

Offered for sale with no onward chain is this one bedroom first floor flat, situated above commercial premises within Grange Villa. Requiring complete refurbishment throughout, the property presents an opportunity for experienced investors, developers or purchasers seeking a substantial renovation project.

The accommodation is accessed via an entrance hallway with stairs leading to the first floor landing. The floorplan comprises a landing, lounge, bedroom, kitchen and bathroom/WC.

Although the property requires comprehensive modernisation and improvement, it does benefit from a modern gas combination boiler and a modern front entrance door.

Externally, there is a courtyard area.

Please note that the property requires significant refurbishment, and viewings are recommended only for purchasers who are serious about undertaking the necessary works and associated expenditure.

Grange Villa is a village situated between Chester le Street and Stanley, offering convenient access to local shops, schools and everyday amenities. Nearby Chester le Street provides a wider selection of supermarkets, restaurants, leisure facilities and a railway station, while Stanley offers further shopping and recreational opportunities. The surrounding area benefits from attractive countryside, with Beamish Museum, Waldridge Fell and numerous walking routes within easy reach. Good road connections via the A693 and nearby A1(M) provide access towards Durham City, Newcastle, Gateshead and the wider North East.

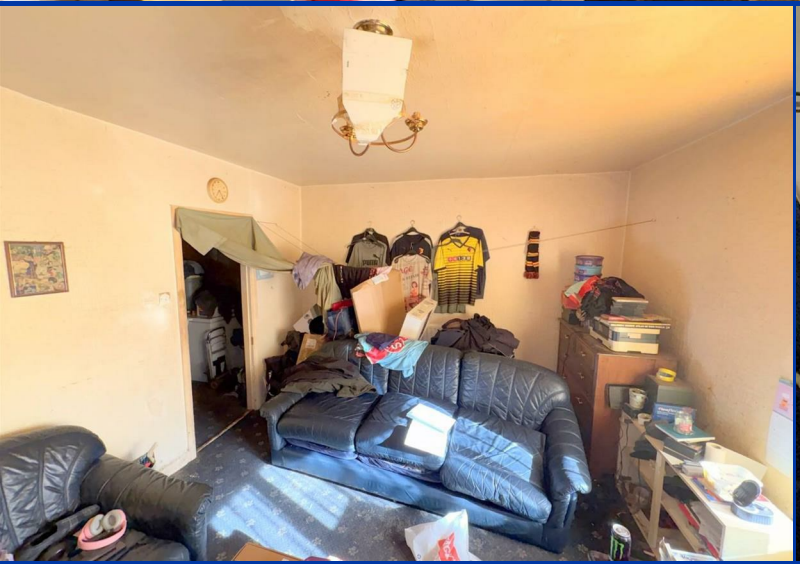
**AGENT'S NOTES**

Council Tax: Durham County Council, Band A
Tenure: We have been informed that the property is freehold. Your legal advisers should confirm.
Property Construction – Understood to be of standard construction.
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 – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – Yes
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – stairs only to living accommodation
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


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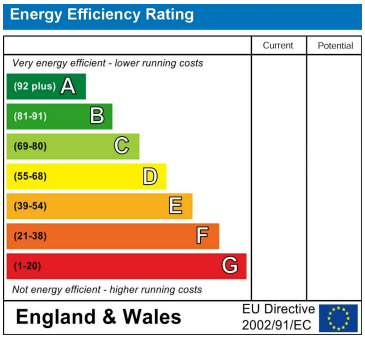
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.