



16 Albert Street | Grange Villa | Chester Le Street | DH2 3LR

Available with no upper chain, an extended two bedroom mid terraced house comprising a lounge, dining room, kitchen, bathroom, first floor landing, two bedrooms and a self-contained yard to the rear. Full uPVC double glazing, gas combi central heating (installed in 2014). The house would make an ideal starter home or investment property. EPC rating E (53). Virtual tour available. Please note that probate is underway and must be completed prior to exchange of contracts.

£35,000

- Extended terraced house
- Two bedrooms
- Lounge and separate dining room
- Fitted kitchen
- Ground floor bathroom



Property Description

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LOUNGE

10' 3" x 14' 11" (3.14m x 4.56m) uPVC double glazed entrance door and matching window, central heating double radiator, TV aerial, coving, stairs to the first floor and a large opening to the lounge.

DINING ROOM

10' 3" x 14' 11" (3.14m x 4.56m) uPVC double glazed French doors open to the rear yard, laminate flooring, plumbed for a

washing machine, central heating double radiator and a door leading to the kitchen.

KITCHEN

8' 11" x 6' 8" (2.74m x 2.04m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in electric cooker, stainless steel sink with vegetable drainer and mixer tap, space for under-counter appliance, uPVC double glazed window and matching rear exit door to yard. Door leads to the bathroom.

BATHROOM

5' 4" x 6' 8" (1.65m x 2.04m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window and a central heating single radiator.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

10' 2" x 14' 11" (3.11m x 4.56m) Two uPVC double glazed windows and a central heating single radiator.

BEDROOM 2 (TO THE REAR)

10' 8" x 8' 7" (3.26m x 2.64m) Built-ins cupboard housing the gas combi central heating boiler. uPVC double glazed window and a central heating single radiator.

EXTERNAL

TO THE REAR

A self-contained yard with cold water tap.

HEATING

Gas fired central heating via combination boiler and radiators (installed April 2014).

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold.

VIEWING

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the

Covid-19 virus.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

PROBATE

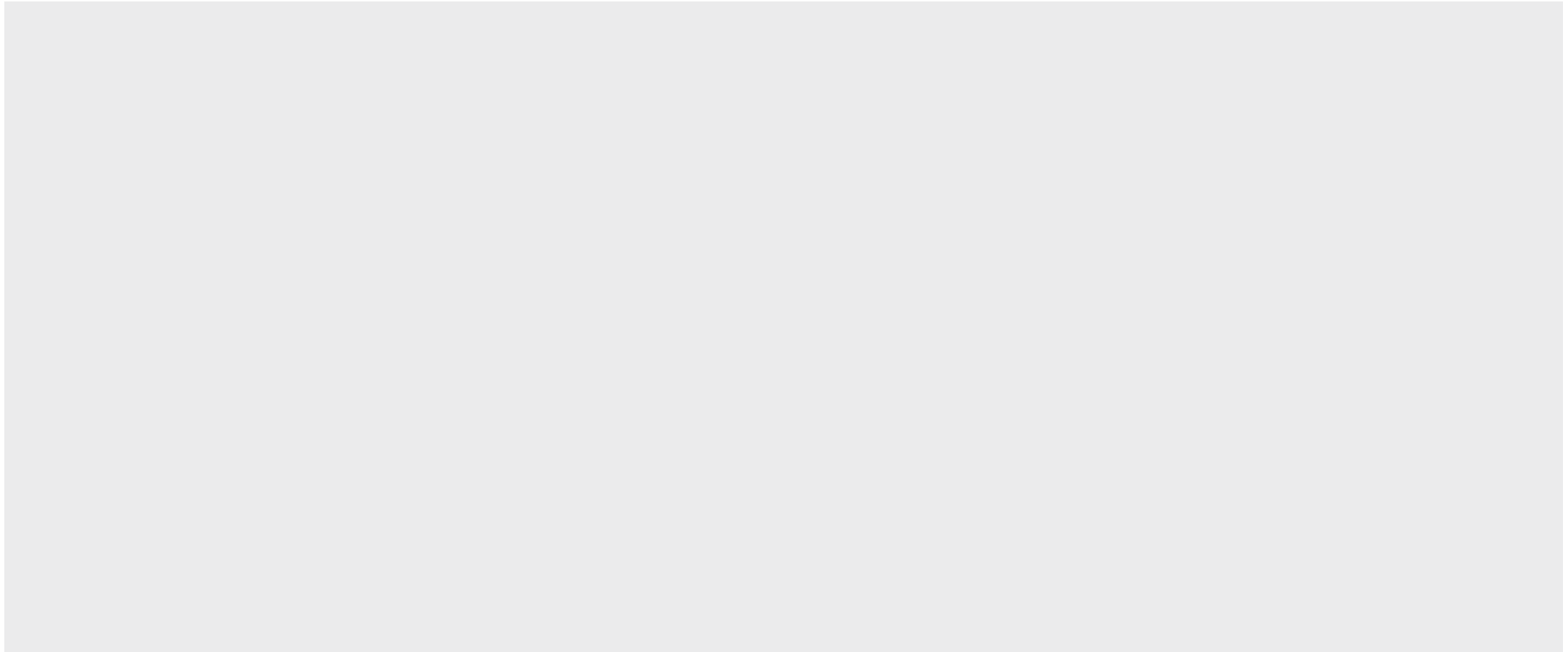
Please note that this property is subject to probate, which is underway and must be completed prior to exchange of

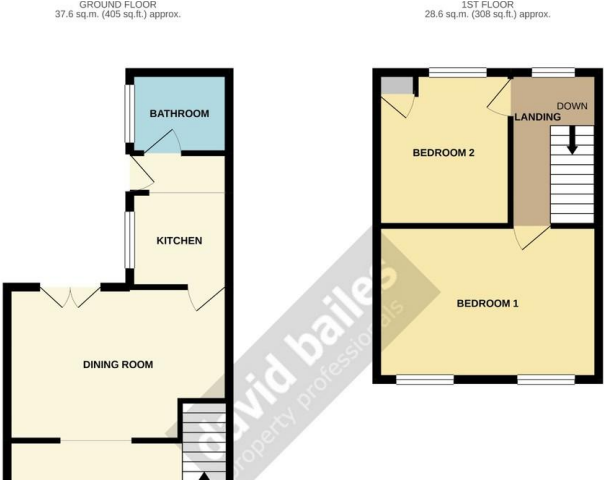
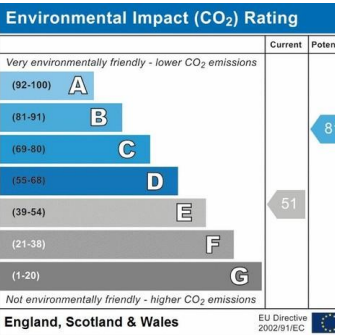
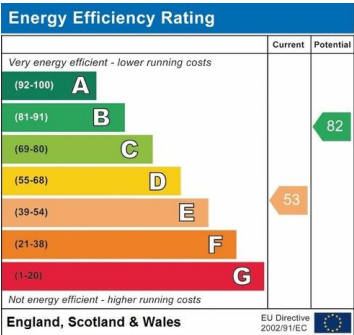
contracts.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

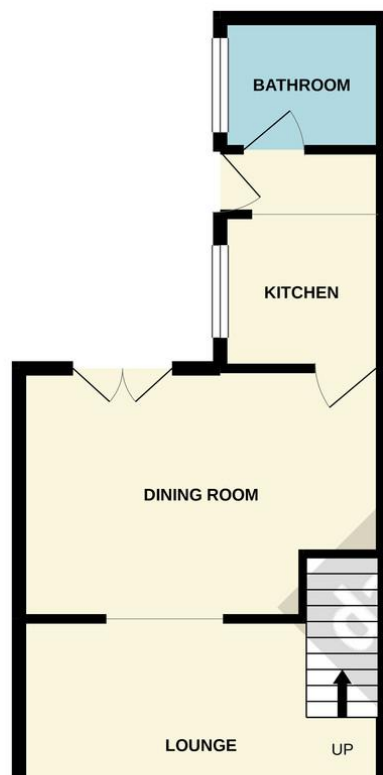
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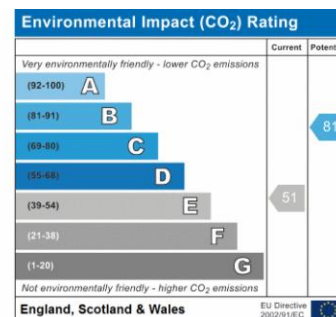
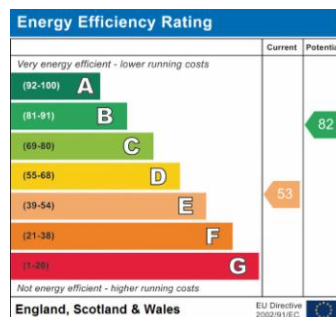
info@davidbailes.co.uk

01207231111

GROUND FLOOR
37.6 sq.m. (405 sq.ft.) approx.



1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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