



david bailes
property professionals

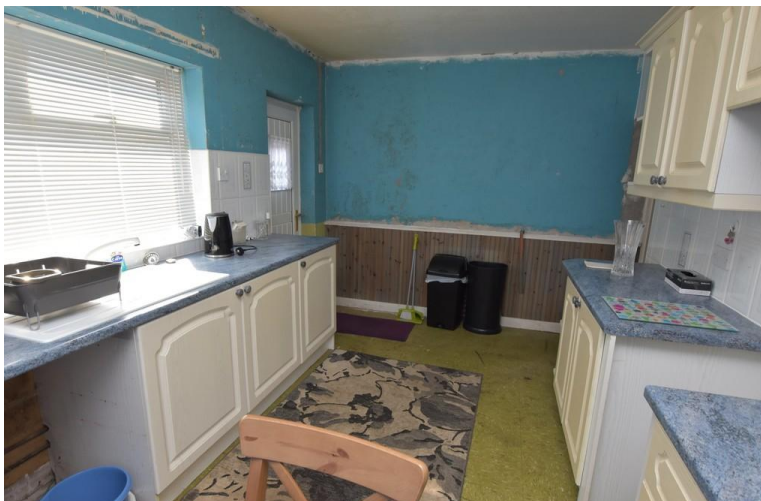
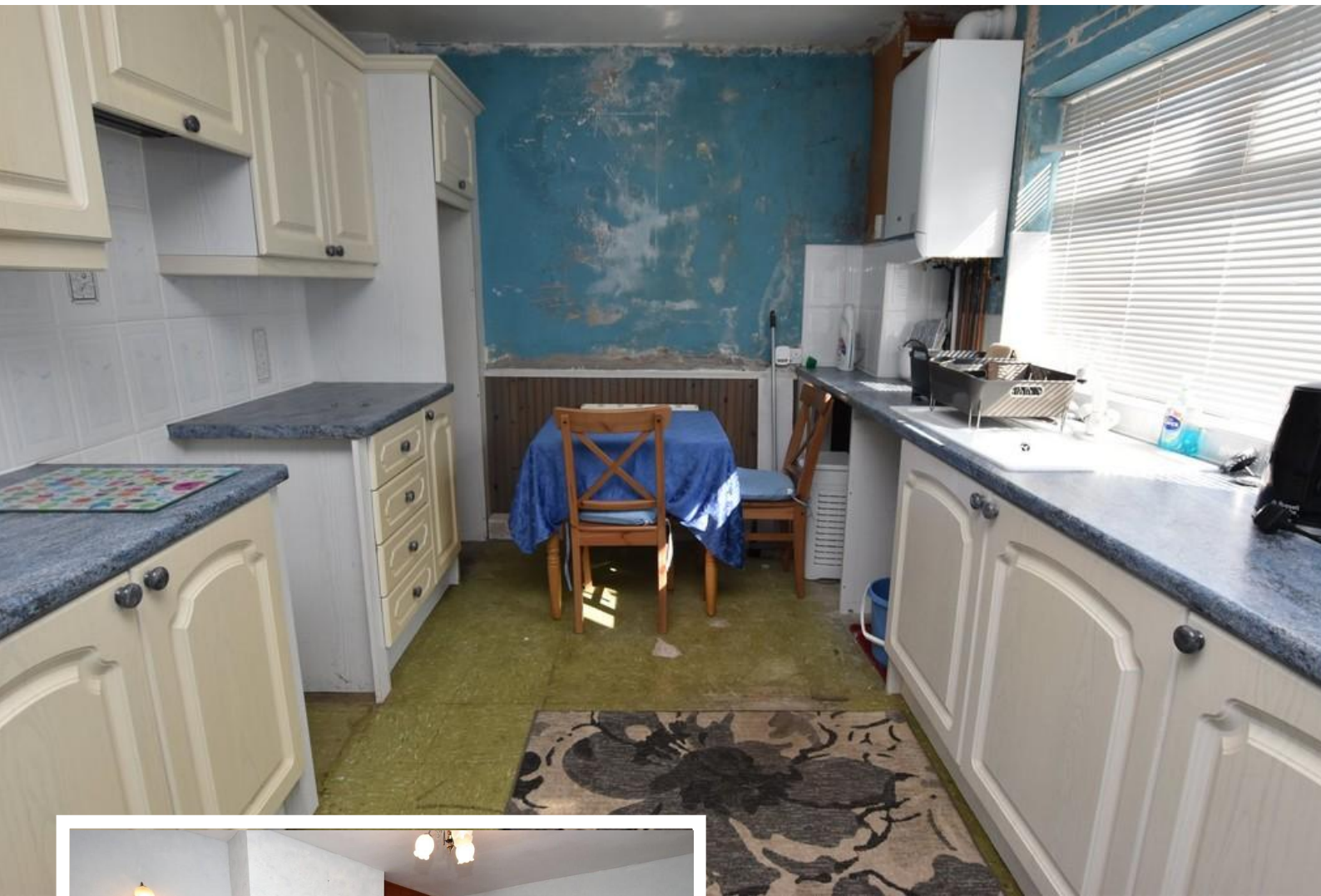
West Street,
Grange Villa, Chester Le Street, DH2 3LW

- Mid terraced house
- 2 bedrooms
- No upper chain
- Lounge and breakfasting kitchen

£35,000

EPC Rating D (66)





Property Description

Available with no upper chain, we offer this two bedroom terraced house which comprises a hallway, lounge, breakfasting kitchen, first floor landing, two bedrooms, a wet room style shower room/WC and a self-contained yard to the rear. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A, EPC rating D (66).

HALLWAY

uPVC double glazed entrance door, stairs to the first floor, dado rail and a door leading to the first floor.

LOUNGE

14' 7" x 11' 8" (4.46m x 3.58m) Gas fire on a marble hearth, uPVC double glazed window, under-stair storage cupboard, storage unit to one alcove, wall light, TV aerial cable, telephone point and a door leading to the breakfasting kitchen.



BREAKFASTING KITCHEN

9' 2" x 14' 11" (2.80m x 4.57m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Space for a slot-in cooker, additional spaces with plumbing for a washing machine and also for a dishwasher. Space for a fridge/freezer, sink with mixer tap, wall mounted gas combi central heating boiler, dado rail, double radiator, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch, airing cupboard and doors leading to the bedrooms and shower room/WC.



BEDROOM 1 (TO THE FRONT)

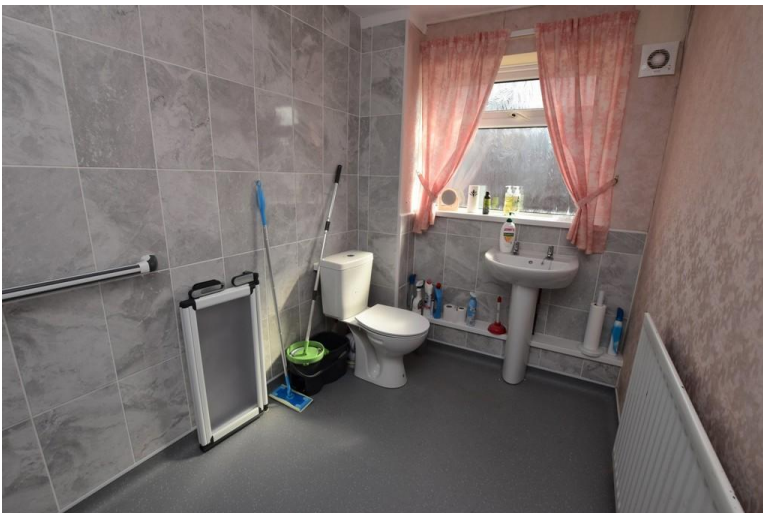
11' 3" x 11' 8" (maximum) (3.44m x 3.57m) Built-in storage cupboard with hanging rail and shelves, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

9' 2" x 8' 8" (2.81m x 2.65m) uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

9' 3" x 5' 11" (2.82m x 1.81m) Set up as a wet room with thermostatic shower, floor drain, curtain and rail. Pedestal wash basin, WC, single radiator, uPVC double glazed window and an extractor fan.



EXTERNAL

Self-contained yard to the rear with timber shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

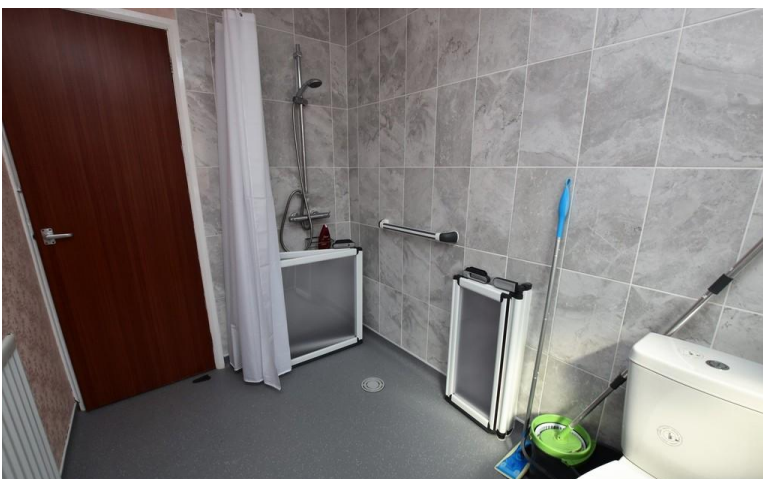
We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

VIEWINGS

Strictly by appointment with agent.





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.

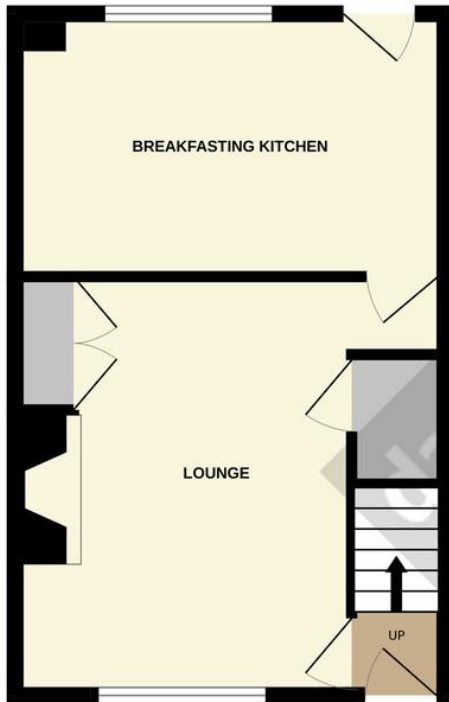
NEED A MORTGAGE?

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.

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.

GROUND FLOOR
32.1 sq.m. (346 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 64.2 sq.m. (691 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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