

**STUART  
EDWARDS**



## Albert Street

Grange Villa, Chester Le Street DH2 3LS

- EXTENDED MID TERRACED HOUSE
  - NEWLY DECORATED
- LOUNGE & FITTED KITCHEN
  - ON STREET PARKING
- GOOD AMMENITIES CLOSE BY
- 3 BEDROOMS
- NEW FLOOR COVERINGS
- GROUND FLOOR BATHROOM
  - REAR YARD

**Asking Price £64,500**



**Council Tax Band: A**  
**EPC Rating: D**

**FULL DESCRIPTION**

Spacious mid terraced house.

Newly decorated and having new floorings throughout, internally the property comprises, lounge, fitted kitchen and bathroom. To the first floor there's a landing with 3 bedrooms leading off.

Externally there's on street parking and a rear yard

With gas central heating ad UPVC double glazing.

Grange Villa is situated between both Chester-le-Street and Stanley. With excellent amenities nearby and good transportations link for commuting throughout the region.

Internal inspection is essential.

**LOUNGE**

14'7" x 13'5"

**KITCHEN**

12'4" x 7'4"

**BATHROOM**

6'1" x 5'6"

**FIRST FLOOR LANDING**

**BEDROOM 1**

12'0" x 10'11"

**BEDROOM 2**

11'6" x 5'6"

**BEDROOM 3**

8'11" x 7'3"

**EXTERNALLY**

**IMPORTANT INFORMATION**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**VIEWING**

Contact Stuart Edwards Estate Agents for an appointment to view.

**WEBSITE COVERAGE**

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

**THE PROPERTY OMBUDSMAN**

Membership is held with The Property Ombudsman for sales and lettings.

**EPC INFORMATION**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9732-1922-5100-0275-3226>

**THANKS**

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

