



**david bailes**  
property professionals

**Queen Street,**  
Grange Villa, Chester Le Street, DH2 3LT

- 1 Bedroom Mid Terrace
- Lovely Cosy Home
- Kitchen With Cooking Appliances
- Large Bedroom

**£45,000**

EPC Rating C (75)





## Property Description

ATTENTION LANDLORDS. An investment opportunity for this one bedroom terraced house which is available with a willing tenant who currently pays £415 PCM equating to a yield of over 11%. The accommodation comprises a lounge, kitchen/diner, first floor landing, spacious bedroom, large bathroom and yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating C (75), freehold, Council Tax band A. Virtual tour available on YouTube.

### LOUNGE

10' 10" x 14' 10" (3.31m x 4.54m) uPVC double glazed entrance door, double radiator, uPVC double glazed window, stairs to the first floor and a door leading to the kitchen/diner.

### KITCHEN/DINER

9' 11" x 14' 10" (3.03m x 4.54m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring electric hob with extractor canopy



over. Stainless steel sink with mixer tap, plumbed for washing machine, space for a fridge/freezer, radiator, two uPVC double radiator, space for a dining table and a rear exit door.

#### FIRST FLOOR

Landing, UPVC double glazed window, loft access hatch and doors to the bedroom and bathroom.

#### BEDROOM

12' 10" x 14' 10" (3.93m x 4.54m) uPVC double glazed window, radiator.

#### BATHROOM

8' 0" x 8' 8" (2.46m x 2.65m) A spacious bathroom featuring a panel bath with electric shower over, glazed screen, pedestal wash basin, WC, tiled splash-backs, radiator, airing cupboard housing the gas combi central heating boiler, uPVC double glazed window and a wall mounted extractor fan.



#### EXTERNAL

To front - public footpath with on street parking. To rear - yard.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band A.

#### TENURE

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



#### 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.





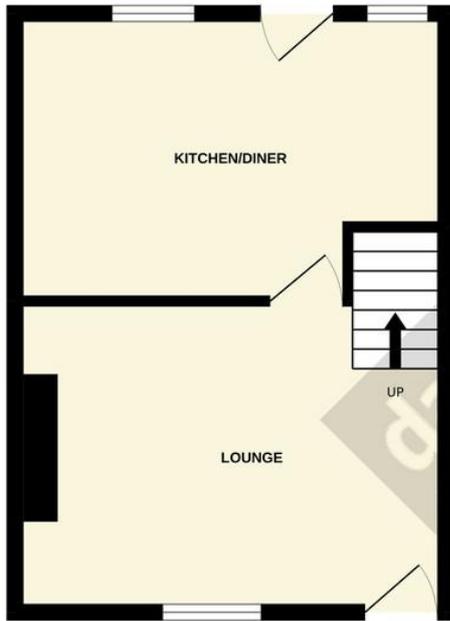
#### FINANCIAL ADVICE

Please note that most mortgage lenders do not lend on Buy To Let purchases of less than £50,000. We recommend you check with your financial advisor if you require funding prior to arranging a viewing. We have independent mortgage advisers within our branch, who can help provide you with the right advice. Contact our office to arrange a telephone or office appointment.

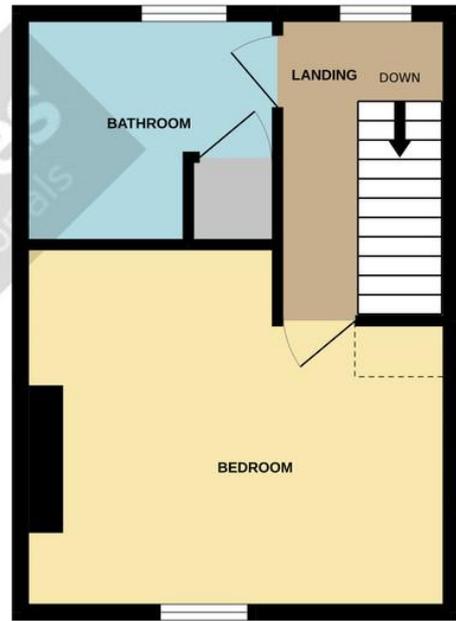
#### AGENTS NOTE

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  
28.3 sq.m. (305 sq.ft.) approx.



1ST FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA: 56.7 sq.m. (610 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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