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31 Albert Street, Grange Villa Chester Le Street
Asking Price £50,000

Situated on Albert Street in the charming area of Grange Villa, Chester Le Street, this delightful two-bedroom mid-terraced house presents a remarkable opportunity for both homebuyers and investors alike. With its period features and inviting atmosphere, this property is sure to capture your heart.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and appealing, providing a comfortable living space that can be tailored to your personal style. The two well-proportioned bedrooms offer a peaceful retreat, ideal for rest and relaxation.

The property also boasts a well-appointed bathroom, ensuring convenience for daily routines. While the house spans a generous area, it is the character and charm that truly set it apart.

This property is not only a lovely home but also an excellent investment opportunity, with the potential for impressive rental yields. Its prime location in Grange Villa means you will benefit from a friendly community atmosphere, with local amenities and transport links just a stone's throw away.

In summary, this two-bedroom mid-terraced house on Albert Street is a superb choice for those seeking a blend of comfort, character, and investment potential. Do not miss the chance to make this property your own or to add it to your investment portfolio.

31 Albert Street, Grange Villa Chester Le Street

General Remarks
A fantastic opportunity has arisen to acquire a two bedroom mid terraced period property which occupies a most pleasing position on Albert Street, Grange Villa Chester Le Street.
The property is being sold with a tenant in situ providing an annual income of £6600.00 per annum which represents an outstanding investment opportunity
Gas Fired Central Heating
UPVC doulbe glazed windows throughout
We recommend viewings at the earliest opportunity to avoid disappointment

Location
The property is conveniently located in Grange Villa approximately a ten minute drive to the town centre offering great access to a range of local amenities & schools. The property is also located in a central transport hub, with good bus routes, walking distance to the train station, and also easy access to Newcastle/Durham via the A1 & A167.

Living Room
14'5" x 14'9"
The property is entered through a UPVC double glazed door leading into the living room. The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window.

Dining Room
9'10" x 13'9"
The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and a UPVC double glazed door which leads out to the rear yard.

Kitchen
11'1" x 5'7"
The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless-steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from vinyl flooring, a UPVC double glazed window and an integrated electric oven with a gas hob and overhead extractor hood.

First Floor Landing
A staircase leads to the first-floor landing.

Bedroom One
8'2" x 11'1"
A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Bedroom Two
9'10" x 7'6"
A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Study
5'10" x 8'6"
A versatile room which would be ideal as a home office or walk in dressing room.

Bathroom
6'6" x 5'10"
The bathroom is fitted with a suite comprising of a panelled bath, a wash hand basin and a low-level WC.

Externally
Externally there is an enclosed rear yard.

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