GORDON
BROWN
SALES & LETTING

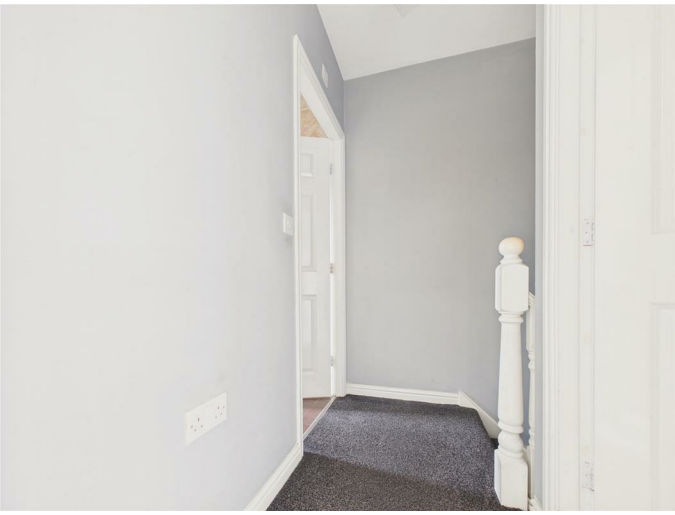
23 Angel Way, Chester Le Street, DH3 1GD

Offers Over £100,000

Located in the popular area of Angel Way, Birtley, this charming terraced house presents an excellent opportunity and available only to first-time buyers. This house is being advertised at 70% of the current market value. To any future owners, this discount will transfer will always be applicable. Any prospective buyer will own 100% of the property. With two well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living. Upon entering, you are greeted by a welcoming hallway that leads into a spacious lounge and dining room. This inviting space features patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is equipped with an integrated oven, providing a practical area for culinary pursuits. The two bedrooms are generously sized, with the main bedroom boasting a convenient walk-in closet, perfect for all your storage needs. The bathroom is well-appointed, ensuring a relaxing retreat at the end of the day. Outside, the property benefits from a driveway at the front, offering off-street parking, while the low-maintenance garden at the rear provides a delightful space for outdoor enjoyment without the burden of extensive upkeep. This home is ideally situated, providing easy access to transport links and local amenities, making it a perfect choice for those seeking convenience and comfort. With its appealing features and prime location, this property is not to be missed.

ENTRANCE HALLWAY

FIRST FLOOR LANDING



LOUNGE/DINING ROOM

15'4" x 12'3" (4.68m x 3.74m)

KITCHEN

8'10" x 8'4" (2.70m x 2.56m)

BEDROOM ONE

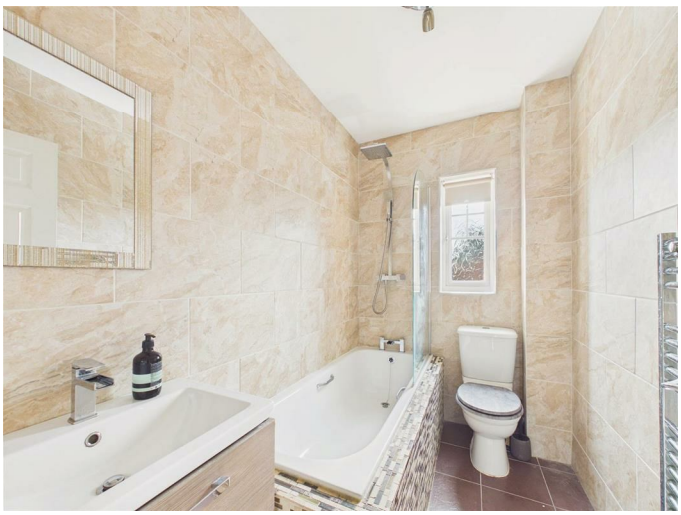
12'11" x 8'9" (3.96m x 2.68m)

BEDROOM TWO

11'6" x 6'9" (3.52m x 2.06m)

BATHROOM

8'1" x 5'1" (2.47m x 1.56m)



EXTERNAL

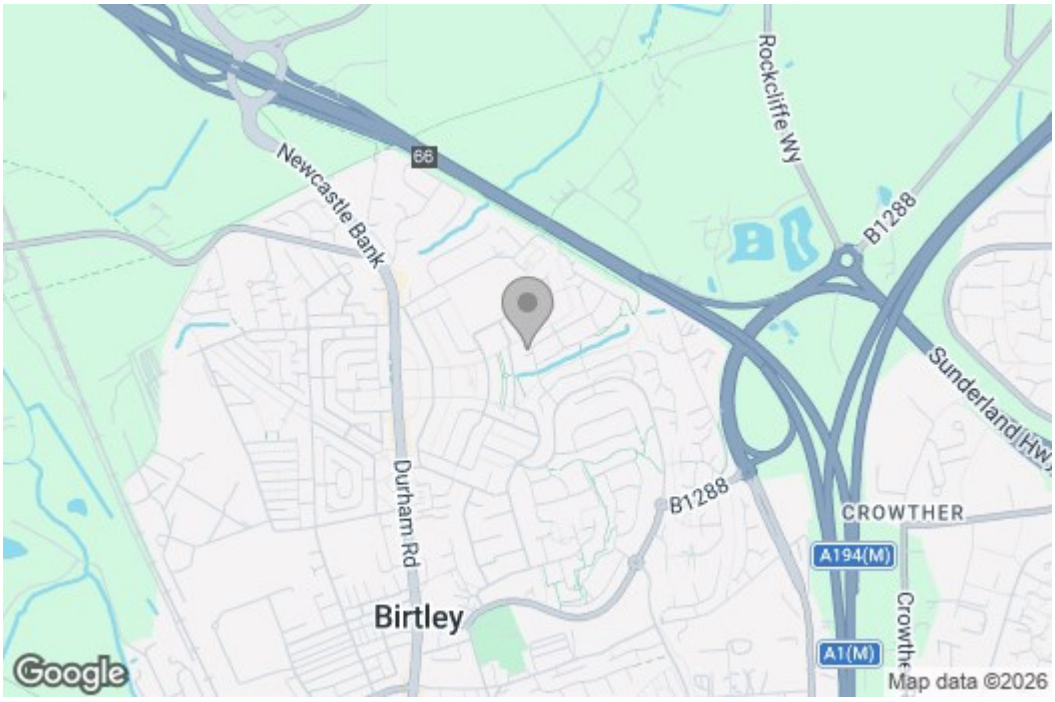
DRIVEWAY

Property disclaimer

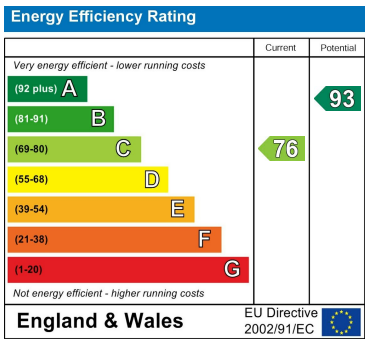
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

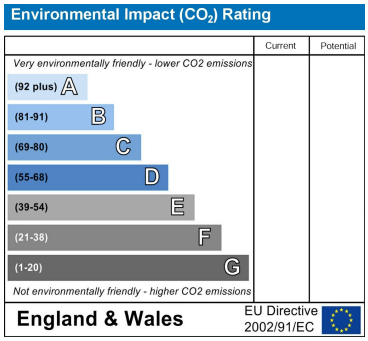
Floor Plan

Area Map



Energy Efficiency Graph





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