



To buy

### 3 bed terraced house to buy in

Ernest Street, Pelton, Chester Le Street,  
Durham, DH2 1DU

# £85,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Sold With Tenant Currently Paying 650PCM
- ✓ Three Bedroom
- ✓ Front and Back Yard
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Mike Hughes  
Branch Manager  
Stanley

01207 236333  
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Three-Bedroom Terraced House – Pelton, Chester-le-Street

Investment Opportunity – Tenant in Situ, £650 PCM

5% increase will be reviewed at the end of the current tenancy July 2026

We are delighted to offer this well-presented three-bedroom terraced home situated in the charming village of Pelton, Chester-le-Street. This property represents an excellent investment opportunity, currently tenanted and generating £650 per calendar month.

### Ground Floor

Upon entering through the front hallway, you are welcomed into a bright and spacious living room, neutrally decorated with light grey carpets and illuminated by a large front-facing window.

To the rear lies the stylish kitchen/dining room, featuring modern herringbone-style flooring in light grey tones. The kitchen is fitted with a range of white wall and base units complemented by sleek black countertops. Additional features include a built-in oven, gas hob, stainless steel sink positioned beneath the rear window, and plumbing for appliances. A rear door provides direct access to the enclosed yard.

### First Floor

The first floor hosts three well-proportioned bedrooms, each decorated in neutral tones and finished with grey carpet flooring. The family bathroom comprises a white three-piece suite including W/C, washbasin, and a bath with overhead shower.

### External Features

Externally, the property benefits from a gravelled front garden enclosed by a low brick wall, while the rear garden offers a private outdoor space with gated access to the back.

## Location

Positioned within the popular residential area of Pelton, the home enjoys a peaceful village setting with a strong community atmosphere. Everyday amenities are conveniently close by, including local shops, schools, and healthcare facilities. Excellent transport connections offer easy access to Chester-le-Street, Durham, and the A1(M), making this an ideal choice for commuters seeking a comfortable suburban lifestyle within reach of parks and open spaces.

For further information or to arrange a viewing, please contact Pattinson Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: £85,000

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump

## External



## Living Room

4.55m x 4.45m (14'11" x 14'7")



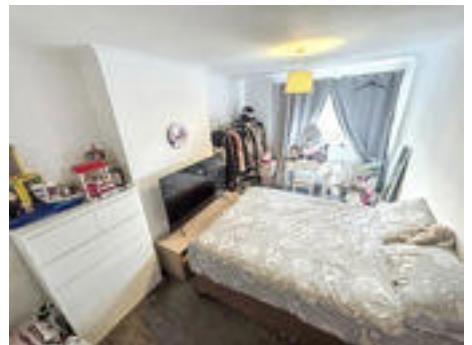
## Kitchen

5.41m x 2.56m (17'8" x 8'4")



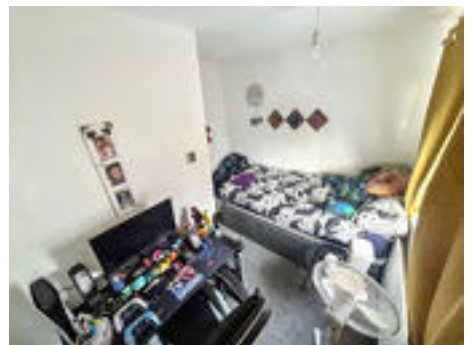
## Bedroom 1

4.57m x 2.63m (14'11" x 8'7")



## Bedroom 2

3.45m x 2.58m (11'3" x 8'5")



## Bedroom 3

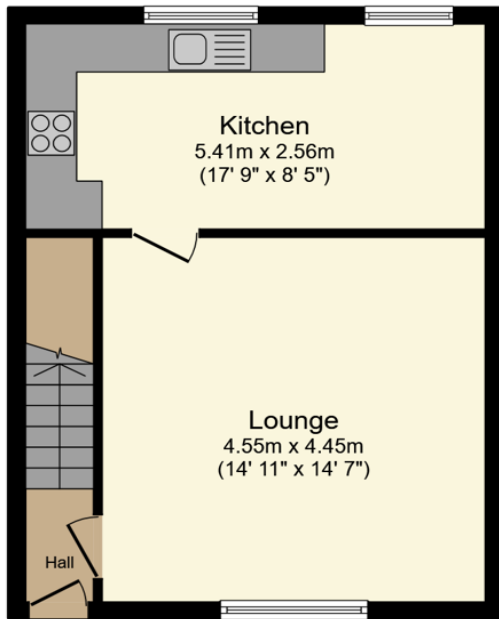
3.40m x 2.37m (11'1" x 7'9")



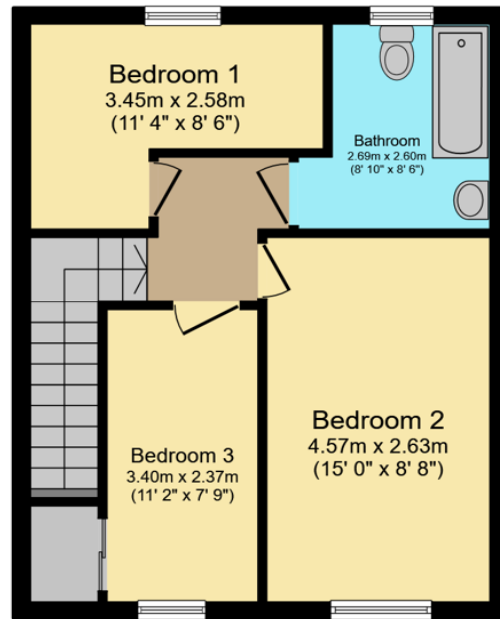
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## Backyard





**Ground Floor**  
Floor area 39.0 sq.m. (420 sq.ft.)



**First Floor**  
Floor area 39.0 sq.m. (420 sq.ft.)

Total floor area: 78.0 sq.m. (840 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Ernest Street, Pelton, Chester Le Street, Durham, DH2 1DU

Contact your local branch today for more information on this property:

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk,  
www.pattinson.co.uk**

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