



## 2 bed detached bungalow to buy

South View, Pelton, Chester Le Street,  
Durham, DH2 1ET

# £200,000

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Detached Bungalow
- ✓ Two Bedroom
- ✓ Off Street Parking
- ✓ Garden to the Front & Rear
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Mike Aitchison-Hughes  
Branch Manager  
Stanley

01207 236333  
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer for sale this fully refurbished two-bedroom property situated on Elmdale South View, Pelton, Chester-le-Street. The property has been fully refurbished by the current owner to a high standard, with attention given to the presentation and specification throughout. The accommodation provides well-proportioned living space, a modern kitchen/diner, two bedrooms and a family bathroom, together with front and rear gardens and a double driveway. A unique property which offers a combination of refurbished accommodation and practical external space and needs to be viewed to fully appreciate the standard of accommodation on offer.

The accommodation comprises an entrance hallway, kitchen/diner, lounge, two bedrooms and a family bathroom. The kitchen/diner is fitted with a range of wall and base units and integrated appliances, while the lounge features an electric fire. Bedroom one benefits from a bay window and bedroom two has a built-in sliding wardrobe. Externally, there is a lawned front garden, rear block-paved patio, double driveway and gated access, with parking available in the rear yard via a shared driveway.

Elmdale South View is situated in Pelton, a village located approximately four miles west of Chester-le-Street. The area provides access to a range of local amenities, including shops, schools, convenience facilities and services within the surrounding villages and Chester-le-Street.

Chester-le-Street provides a wider selection of amenities, including supermarkets, high street shops, leisure facilities, restaurants and other everyday services. The area also benefits from local schooling and community facilities, with further amenities available in nearby Stanley, Washington and Durham.

For commuters, the property provides access to the surrounding road network, including the A1(M), providing links towards Durham, Newcastle upon Tyne and the wider North East. Chester-le-Street railway station offers rail services towards Newcastle, Durham and other regional destinations. Local bus services also operate within the surrounding area.

The property's position therefore provides a balance between village surroundings and access to the amenities and transport links available in Chester-le-Street and the wider County Durham area.

Council Tax Band: C

Tenure: Freehold

Price: £200,000

Property Type: Detached Bungalow

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hallway

UPVC part-glazed entrance door, with carpet flooring.

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## Lounge

Double glazed front aspect window, gas central heating radiator, electric fire and carpet flooring.

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## Kitchen / Diner

Fitted with wall and base units, stainless steel inset sink work top with matching upstand. Integrated appliances include washing machine, dishwasher, fridge freezer and microwave. There is also an integrated electric oven with four-ring gas hob, recessed lighting and vinyl flooring. Double glazed rear aspect window and gas central heating radiator.

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## Bedroom One

Double glazed front aspect window with bay window, gas central heating radiator and carpet flooring.

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## Bedroom Two

Double glazed rear aspect window, gas central heating radiator, built-in sliding wardrobe and carpet flooring.

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## Family Bathroom

Double glazed rear aspect window. White suite comprising WC, vanity wash hand basin, free standing bath and mains shower cubicle. Tiled walls, vinyl flooring, extractor fan and gas central heating radiator.



## Externally

To the front

Lawned garden with paved pathway leading to the entrance. The lawn is well maintained.

To the rear

Block-paved patio, double driveway and gated access. There is external lighting and side access. The driveway is shared, with parking available in the rear yard





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 83                                                                                                            |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            | 67      |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

South View, Pelton, Chester Le Street, Durham, DH2 1ET

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](mailto:stanley@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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