



To buy

3 bed terraced house to buy in

The Avenue, Pelton, Chester Le Street,
Durham, DH2 1DT

£79,950

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ Currently Tenanted at £600pcm
- ✓ EPC Rating C
- ✓ Three Bedrooms
- ✓ Mid Terrace
- ✓ EPC Rating C

On Street parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 present to the market this well-presented three-bedroom detached family home, situated within the sought-after residential village of Pelton. Currently tenanted at £600 per calendar month, this property represents an excellent ready-made investment opportunity generating an immediate return, and is offered in great condition throughout.

On the ground floor, the accommodation is entered via a porch leading through to the entrance hallway, from which stairs rise to the first floor. The lounge sits to the front of the property, whilst a separate dining room to the rear provides a comfortable everyday living space. The kitchen is fitted with a range of wall and base units with roll-top worktops, a stainless steel sink with mixer tap, a four-ring gas hob and integrated electric oven, with a part-glazed UPVC door providing access to the rear.

To the first floor, the landing gives access to three well-proportioned bedrooms, one positioned to the front and two overlooking the rear. Completing the first floor accommodation is the family bathroom, fitted with a WC, pedestal wash hand basin, bath and mains shower over, with part-tiled walls and an extractor fan.

Externally, the rear of the property benefits from a low-maintenance courtyard garden with gated access onto the rear lane, making it a practical and manageable outdoor space for tenants.

The property is situated on The Avenue within the established village of Pelton, approximately two miles from Chester-le-Street, and offering a range of everyday amenities including local shops, schools, public houses and recreational facilities. The location provides excellent road links to Chester-le-Street, Stanley, Durham and Newcastle upon Tyne, with the A1(M) also readily accessible, making this an ideal investment in a well-connected and popular residential village.

Council Tax Band: A

Tenure: Freehold

Price: £79,950

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

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 Vestibule

The property is entered via a UPVC part-glazed entrance door into a welcoming porch, laid with carpet.

Entrance Hallway

A wooden part-glazed door opens from the porch into the entrance hallway, which is carpeted and benefits from a central heating radiator, with stairs rising to the first floor.



Lounge

4.17m x 3.72m (13'8" x 12'2")

The lounge is positioned to the front of the property and features a double-glazed front-aspect window, central heating radiator and laminate flooring.



Dining Room

4.15m x 4.42m (13'7" x 14'6")

The dining room is situated to the rear and enjoys a double-glazed rear-aspect window, with laminate flooring and a central heating radiator.



Kitchen

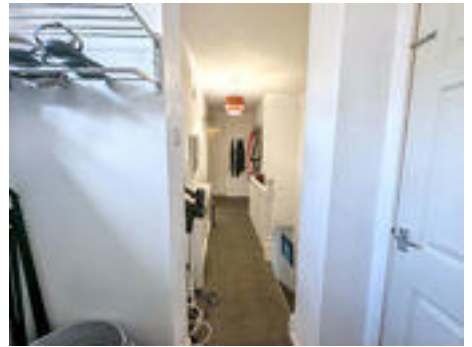
3.02m x 2.61m (9'10" x 8'6")

The kitchen is fitted with a range of wall and base units beneath a roll-top worktop, with a stainless steel single sink and mixer tap, four-ring gas hob and integrated electric oven. A double-glazed rear-aspect window and part-glazed UPVC door provide light and rear access, whilst built-in storage, a central heating radiator and ceramic tile flooring complete the room.



First Floor Landing

The first floor landing has a double-glazed side-aspect window and central heating radiator, providing access to all three bedrooms and the family bathroom.



Bedroom One

4.72m x 2.74m (15'5" x 8'11")

The principal bedroom is a well-proportioned double room to the front of the property, with a double-glazed front-aspect window, central heating radiator and carpet throughout.



Bedroom Two

3.40m x 3.19m (11'1" x 10'5")

Bedroom two is positioned to the rear of the property and is laid with carpet, benefiting from a double-glazed rear-aspect window and central heating radiator.



Bedroom Three

2.37m x 3.65m (7'9" x 11'11")

Bedroom three is also to the rear, with carpet flooring, a double-glazed rear-aspect window and a central heating radiator.



Family Bathroom

2.46m x 1.69m (8'0" x 5'6")

The family bathroom is fitted with a WC, pedestal wash hand basin, bath and mains shower over bath, with part-tiled walls, vinyl flooring, an extractor fan and a central heating radiator. A double-glazed front-aspect window provides natural light.



Externally

To the rear, the property benefits from a low-maintenance courtyard garden with gated access leading onto the rear lane, providing a practical and easily managed outdoor space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The Avenue, Pelton, Chester Le Street, Durham, DH2 1DT

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

