



3 bed terraced house to buy in

Twizell Lane, West Pelton, Stanley,
Durham, DH9 6SQ

£145,000

 x 3  x 1  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ NO ONWARD CHAIN
- ✓ Three Bedroom End Terrace
- ✓ Garage With Electric Roller Door
- ✓ Two Spacious Reception Rooms

Key Information

- ✓ Council Tax: Band A
- ✓ 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 welcome to the market this spacious three-bedroom end terrace property, situated on Twizell Lane in the popular residential area of West Pelton, Chester-le-Street. Offering generous accommodation throughout, two reception rooms and a garage, the property would make an ideal purchase for families, first-time buyers or investors looking for a home with potential to modernise.

The property briefly comprises an entrance vestibule leading into the main hallway, a spacious lounge featuring a bay window and Adam-style fire surround, a separate dining room with wooden fire surround, and a fitted kitchen.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a bathroom incorporating a shower and a separate WC.

Externally, the property benefits from a forecourt garden to the front and an enclosed yard to the rear. A single garage with a remote-controlled electric roller door provides secure off-street parking.

Further benefits include UPVC double glazing and gas central heating via radiators.

Although requiring some updating and modernisation, the property offers an excellent opportunity for purchasers to create a home to their own specification. Offered with immediate vacant possession and no onward chain, early viewing is recommended to appreciate the accommodation and potential on offer.

Twizell Lane is situated within the established residential area of West Pelton, conveniently positioned between Stanley and Chester-le-Street.

The surrounding area offers access to local shops, schools and everyday amenities, with a wider range of shopping, leisure and recreational facilities available in nearby Stanley and Chester-le-Street.

The property is particularly well placed for commuters, with the nearby A693 providing convenient access to the A1(M), connecting to Durham, Newcastle upon Tyne and the wider North East region. Public transport services also operate within the surrounding area.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: Terraced House

Parking: Garage, On Street

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 Vestibule

Providing access to the ground floor accommodation and staircase leading to the first floor.

Lounge

4.95m x 4.34m (16'2" x 14'2")

A spacious principal reception room featuring a bay window and an attractive fire surround.



Dining Room

3.66m x 3.30m (12'0" x 10'9")

A separate dining room featuring a wooden fire surround, offering additional reception space suitable for family dining or entertaining.



Kitchen

3.76m x 2.59m (12'4" x 8'5")

Fitted kitchen providing space for food preparation and storage, with potential for updating to suit individual requirements.



First Floor Landing

Providing access to all three bedrooms, bathroom and separate WC.

Bedroom One

4.29m x 3.00m (14'0" x 9'10")

A generously proportioned principal bedroom benefiting from fitted wardrobes.



Bedroom Two

3.66m x 3.20m (12'0" x 10'5")

A further spacious bedroom with fitted wardrobe storage.



Bedroom Three

3.20m x 1.93m (10'5" x 6'3")

Third bedroom benefiting from fitted wardrobes, suitable for use as a bedroom, nursery or home office.



Bathroom

Bathroom incorporating an over bath shower and vanity basin



Separate WC

Separate toilet facilities serving the first floor accommodation.



Garage

Single garage benefiting from a remote-controlled electric roller door, providing secure parking or additional storage.



Externally

Front Garden-

Forecourt garden situated to the front of the property.

Rear Yard-

Enclosed rear yard providing private outdoor space.

Garage-

Single garage benefiting from a remote-controlled electric roller door, providing secure parking or additional storage.





Twizell Lane, West Pelton, Stanley, Durham, DH9 6SQ

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.

