



Two Bedrooms
Semi-Detached
Gas Central Heating & Double Glazing
Available Immediately
Ideal Family Home
Great Location





Safe & Secure Properties are pleased to welcome to the market this well-presented two-bedroom semi-detached home, ideally located on The Wynd in the popular area of Pelton.

The property offers comfortable and versatile accommodation, making it an excellent choice for a range of tenants including families, couples, and professionals. Benefiting from gas central heating and double glazing throughout, the home provides a warm and energy-efficient living environment.

Conveniently situated close to a variety of local amenities, schools, and transport links, the property is well placed for everyday living and commuting.

ENTRANCE HALL

Double glazed entrance door and staircase to first floor.

LOUNGE

10' 9" x 15' 5" (3.28m x 4.72m) Double glazed bay window to front, double glaze window to rear, wood effect fireplace, marble inset & hearth, electric fire, telephone point, television point, wall light point, coving to ceiling, ceiling rose and radiator.

KITCHEN

11' 1" x 15' 5" (3.38m x 4.70m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in gas hob, integrated fridge freezer, space for washing machine, tiled walls,



radiator, double glazed bay window to front and double glazed window to rear.

REAR PORCH

Double glazed door to rear and understairs storage area.

BEDROOM ONE

10' 10" x 15' 6" (3.31m x 4.74m) Double glazed windows to front and radiator, coving to ceiling, storage cupboard and radiator.

BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.98m) Double glazed window to front, storage cupboard and radiator.

BATHROOM

White three piece suite comprising of walk-in shower cubical, vanity unit, low level WC, heated towel rail and double glazed window to rear.

REAR GARDEN

Enclose rear garden, mainly paved and fenced boundaries.

FRONT GARDEN

Laid mainly to lawn



Local Authority
Durham County Council
Council Tax Band
A
EPC Rating
C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.