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

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Asking Price £59,950

CALL US NOW TO ARRANGE A VIEWING

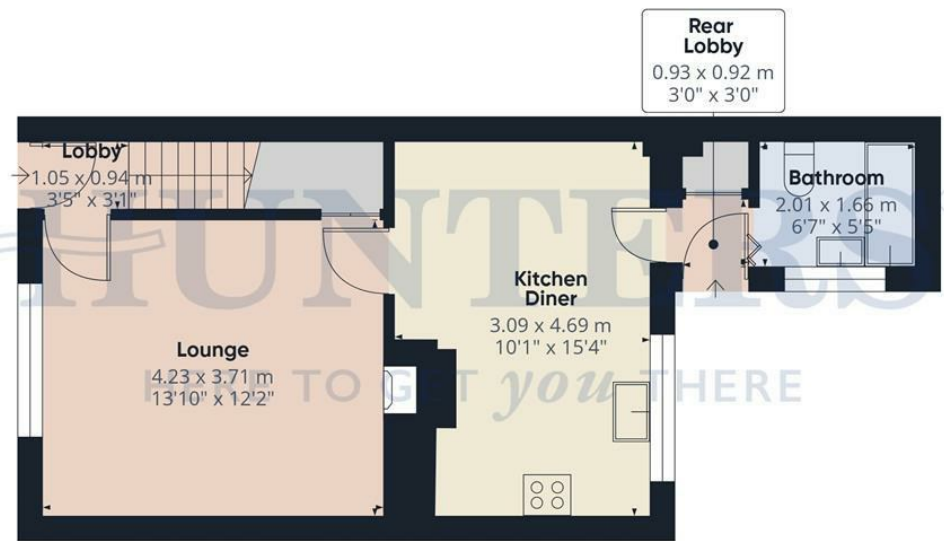
Introducing this well-presented terraced house, now available for sale, offering an excellent opportunity for first time buyers and investors alike. The property boasts a neutral décor throughout, inviting new owners to personalise the space while enjoying a fresh, modern feel.

Comprising three generously sized bedrooms, this home features two comfortable double bedrooms and a versatile single bedroom, providing flexible accommodation for families, guests, or a home office. The layout includes a spacious reception room, perfect for relaxation and entertaining. The property also benefits from an EPC rating of C, ensuring energy efficiency and comfort, while affordability is enhanced with its placement in Council Tax Band A.

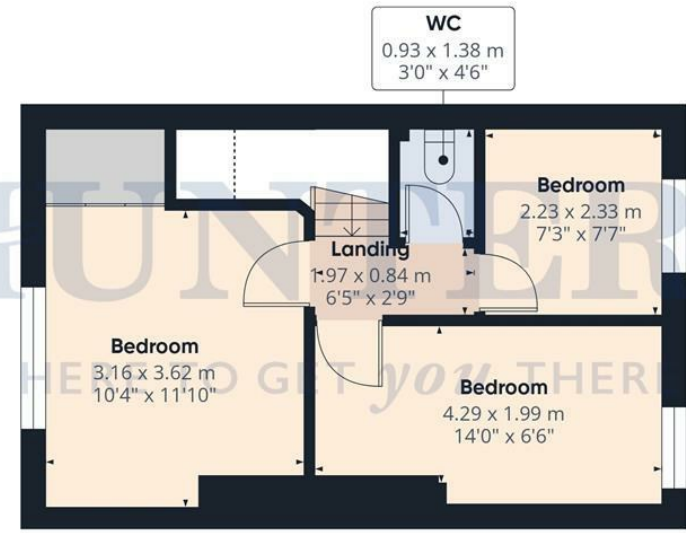
Set in a highly accessible location, residents can take full advantage of exceptional public transport links for convenient commuting. Everyday living is made easy with nearby local amenities offering a range of shops, services, and leisure options just moments away. Nature enthusiasts will appreciate the abundance of green spaces in the area, ideal for enjoying the outdoors, while well-maintained walking and cycling routes cater to active lifestyles and those seeking tranquil escapes close to home.

This neutrally decorated terraced house promises both style and practicality, meeting the demands of modern living. With scope for personalisation and a prime position within reach of essential facilities, this property presents an unmissable chance to secure a quality home or investment opportunity in a sought-after area. Early viewing is highly recommended to fully appreciate all that is on offer.

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Ground Floor



Floor 1



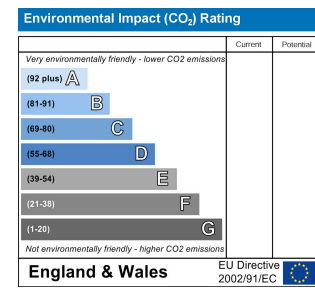
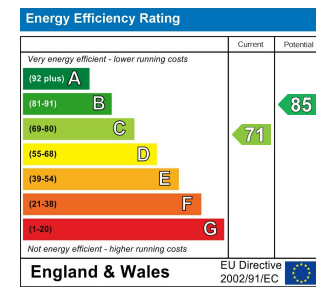
Approximate total area⁽¹⁾
68.1 m²
733 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



