



## Ivyway , Pelton DH2 1DR

- LINK DETACHED HOUSE
  - 3 BEDROOMS
- KITCHEN/DINER WITH APPLIANCES
- GARDENS FRONT, SIDE & REAR
  - GOOD ROAD LINKS
- CORNER PLOT
- LOUNGE & CONSERVATORY
- GARAGE & DRIVEWAY
- WIDE RANGE OF LOCAL AMENITIES

Asking Price £193,500



## FULL DESCRIPTION

Link detached house situated on an corner plot within an established housing development, excellently located for a wide range of local amenities.

Accessed via a composite entrance door the internal living accommodation comprises, hallway, cloakroom/wc, lounge, fitted kitchen with integrated appliances and French doors leading to a UPVC double glazed conservatory. Stairs from the hallway leads to the first floor landing, main bedroom with en-suite shower room, a further 2 bedrooms and family bathroom.

Externally there's a driveway leading to a single garage and gardens to the front, side and rear of the property.

Benefiting from gas central heating and UPVC double glazing throughout.

Viewings are recommended.

## ENTRANCE HALLWAY

Composite entrance door leading to hallway with ceramic tiled flooring and stairs to the first floor.

## CLOAKROOM/WC

Low level wc, wash hand basin and radiator.

## LOUNGE

14'10 x 11'7

Wood feature fire surround with inset fire, double and single radiators.

### KITCHEN/BREAKFAST ROOM

14'6 x 10'5

Range of wall and floor units with laminate worktops and inset stainless steel circular bowl and drainer sink with mixer tap. Integrated fridge/freezer, dishwasher, gas hob, electric oven and extractor canopy. Feature tiled splashbacks, built-in cupboard, plumbed for automatic washing machine, space for a dining table and UPVC double glazed French doors to the conservatory.

### CONSERVATRY

23'0 x 10'0

UPVC double glazed with conventional roof and having electric panel radiator and patio doors to the garden.

### FIRST FLOOR LANDING

#### BEDROOM 1

11'8 x 10'5

Radiator, built-in wardrobe and airing cupboard.

#### EN-SUITE SHOWER ROOM

Close coupled wc, vanity unit with inset wash hand basin, shower cubicle, radiator and tiled splashbacks.

#### BEDROOM 2

11'1" x 11'8" overall size

Radiator.

#### BEDROOM 3

7'2 x 8'4

Radiator.

### BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath, radiator and tiled splashbacks.

### GARAGE & DRIVEWAY

Driveway providing off road parking leading to an attached single garage.

### GARDENS

To the front, side and rear of the property with laid lawns, mature plants and storage shed.

### EPC.

EPC Rating -

EPC Link -

### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

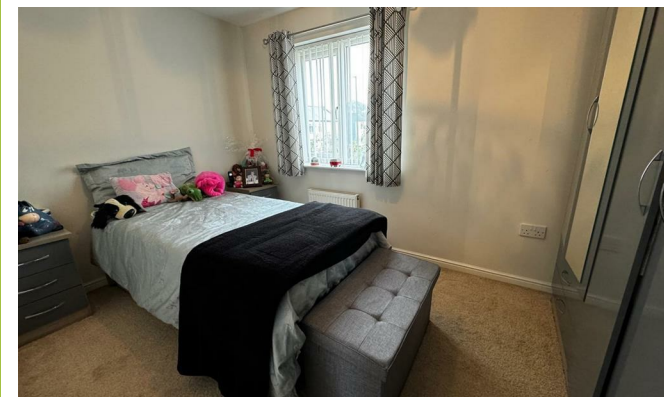
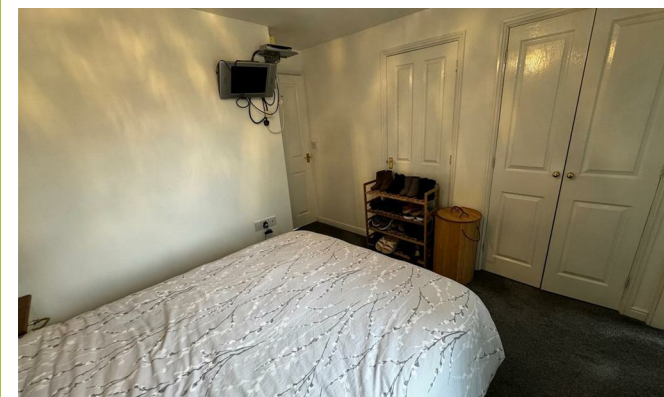
### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels





of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

#### **THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

#### **THANKS.**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.





**Council Tax Band: C**  
**EPC Rating:**

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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.