



Wood Street, Pelton, DH2 1EE
2 Bed - House - Mid Terrace
£65,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Wood Street Pelton, DH2 1EE

* NO CHAIN * EXTENDED * PLEASANT POSITION *

Presented to the market with the advantage of no onward chain, this extended two-bedroom mid-terraced home is pleasantly situated. Although it requires upgrading throughout, the property features UPVC double glazing and gas-fired central heating. The floor plan comprises a comfortable lounge and a spacious dining kitchen on the ground floor, while the first floor hosts two bedrooms—the main bedroom being exceptionally large—and a generously sized bathroom suite. Externally, the property boasts a pleasant outlook towards greenery at the front, and a large yard at the rear.

Located in the village of Pelton, near Chester-le-Street, the area offers a range of amenities, including local shops, schools, and recreational facilities. Excellent motoring links provide easy access to nearby towns and cities, making it a convenient location for commuters. With its blend of rural charm and practical conveniences, this property represents a wonderful opportunity for those looking to create their ideal home.











GROUND FLOOR

Lounge

15'1" x 14'5" (4.6 x 4.4)

Dining Kitchen

15'1" x 10'9" max (4.6 x 3.3 max)

FIRST FLOOR

Landing

Bedroom

15'1" x 11'1" (4.6 x 3.4)

Bedroom

10'9" x 8'6" max (3.3 x 2.6 max)

Bathroom

8'10" x 6'6" (2.7 x 2)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 156 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

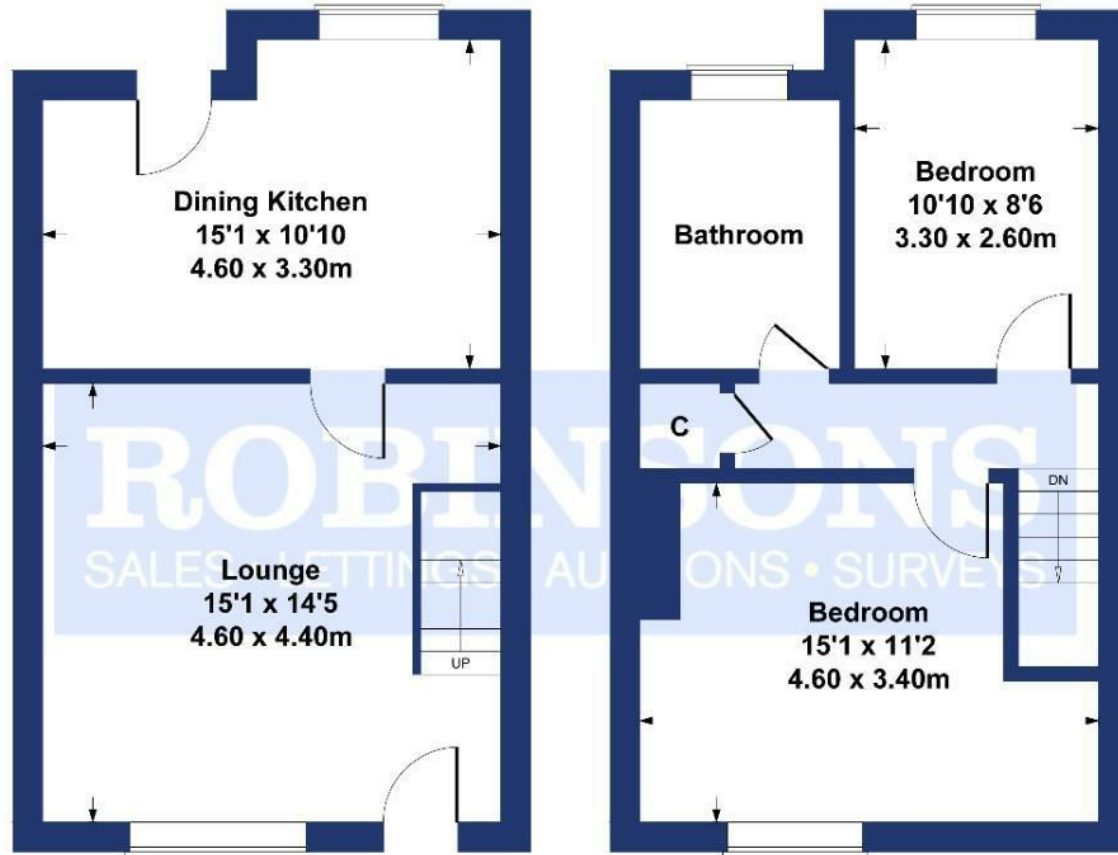
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Wood Street

Approximate Gross Internal Area
749 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		86
(61-81)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

