



Twizell Lane, West Pelton, DH9 6SH
2 Bed - House - End Terrace
£125,000

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Twizell Lane

West Pelton, DH9 6SH

NO CHAIN * PLANNING PERMISSION APPROVED * STUNNING PRESENTATION * THREE RECEPTION AREAS * FABULOUS VIEWS *

We are thrilled to present this superb two-bedroom end-terraced home, situated at the edge of West Pelton village on Twizell Lane, near the renowned Beamish Museum. This delightful property is positioned at the end of the street, offering uninterrupted views of the Durham countryside, stretching towards Lumley Castle and Durham Riverside. To the rear, you will enjoy views over picturesque countryside and private allotments.

This modern and bright home has been tastefully and comfortably furnished and maintained to a high standard. The large lounge features a modern wood-burning stove, creating a cosy and inviting atmosphere. Adjacent to the lounge, the stylish dining room includes a generous storage area. The kitchen is connected to a conservatory, providing a serene space to relax and enjoy the views. Upstairs, there are two large bedrooms, with both boasting windows that frame the fantastic views. The exceptionally spacious bathroom includes a separate shower cubicle. Externally, the property benefits from a front courtyard and a rear yard.

This charming property combines modern comforts with stunning views and excellent accessibility, making it an ideal choice for those seeking a tranquil yet well-connected home.

Recently approved planning permission (DM/24/00247/FPA) for a ground floor extension and attic conversion to a master bedroom with en-suite, providing an additional bedroom and two additional bathrooms making this attractive property even more desirable. Plans included.

Twizell Lane offers a semi-rural feel with pleasant views and convenient access to major motorways, connecting to regional towns and cities. Nearby amenities include recreational facilities and good schools. Ideal for sightseeing in Durham, cricket at Riverside, Beamish Museum, Roseberry Course, Tanfield Railway, and shopping in Newcastle, Durham, or Gateshead Metro Centre.











GROUND FLOOR

Entrance Hallway

Lounge

13'5" x 12'5" (4.1 x 3.8)

Dining Area

13'5" x 9'10" (4.1 x 3)

Conservatory

8'10" x 6'2" (2.7 x 1.9)

Kitchen

9'2" x 8'10" (2.8 x 2.7)

FIRST FLOOR

Landing

Bedroom One

17'4" x 12'5" max (5.3 x 3.8 max)

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

Bathroom

9'2" x 8'2" (2.8 x 2.5)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast available

Mobile Signal/Coverage: Average

Tenure: Freehold

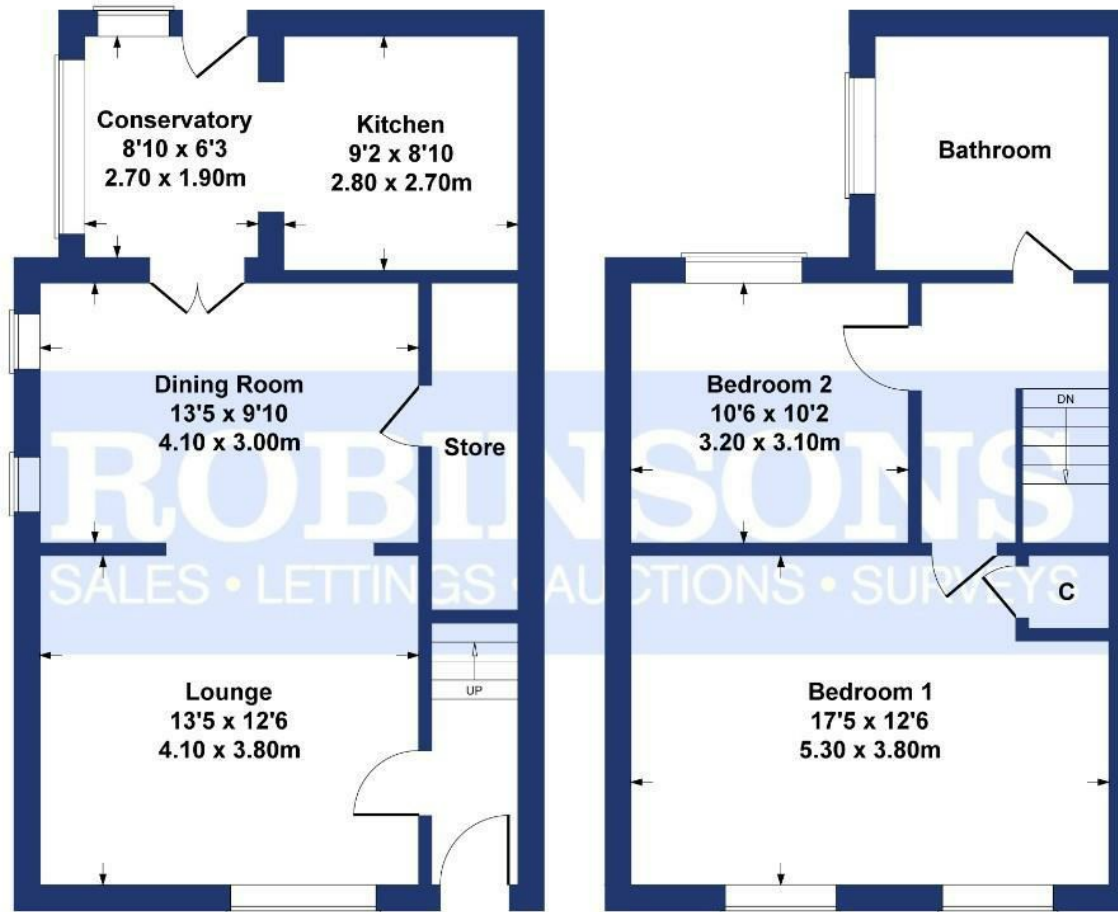
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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.

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Approximate Gross Internal Area
1066 sq ft - 99 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
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(69-80)	C		
(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	

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.



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