



Gairloch Drive, Pelton, DH2 1JA
3 Bed - House - Semi-Detached
£145,000

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Gairloch Drive Pelton, DH2 1JA

* NO CHAIN * WELL PRESENTED AND MAINTAINED * DRIVEWAY FOR PARKING *

Perfect for a variety of buyers, this three-bedroom semi-detached property offers a superb combination of space, modern upgrades, and practicality.

From the moment you step inside, you'll notice how thoughtfully this home has been updated. The entrance hallway leads to a convenient ground floor WC, modernised by the current owners, with stairs ascending to the first floor.

The spacious lounge-diner is a bright and welcoming space, featuring dual-aspect windows that flood the room with natural light. New flooring throughout enhances its contemporary feel, and the electric feature fireplace adds a cosy touch, making it an ideal space to relax or entertain.

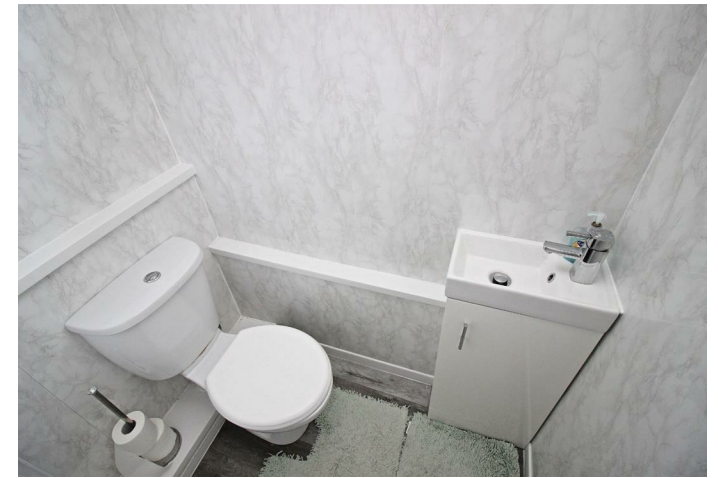
The kitchen, renovated in 2022, is well-equipped with a range of fitted wall and base units, an electric oven and hob, and space for a fridge-freezer. A separate utility area offers additional storage, plumbing for a washing machine, and room for a tumble dryer—ideal for keeping things organised and functional.

Upstairs, there are three bedrooms. Two are generous doubles, with the main bedroom featuring fitted wardrobes, while the third is a versatile single currently set up as a home office. The stylish family bathroom has been finished to a high standard, with a shower cubicle, WC, and washbasin.

To the rear, a porch houses the recently installed gas combination boiler (fitted in 2023) and provides access to the garden. Outside, you'll find a private driveway offering off-street parking for two cars, along with a garden area perfect for enjoying the outdoors.

Positioned in a convenient location close to local schools, shops, and excellent road links, this property offers easy access to everything you need. With its well-presented interiors and thoughtful upgrades, this home is ready to move into and ideal for a wide range of buyers.

Viewings are highly recommended to fully appreciate everything this home has to offer.











GROUND FLOOR

Entrance Lobby

Downstairs WC

Lounge / Dining Room

23'3" x 9'10" (7.1 x 3)

Kitchen

14'1" x 9'2" (4.3 x 2.8)

Utility

12'5" x 4'3" (3.8 x 1.3)

Porch

FIRST FLOOR

Landing

Bedroom One

11'5" x 11'5" (3.5 x 3.5)

Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

Bedroom Three

8'2" x 7'10" (2.5 x 2.4)

Bathroom

7'6" x 6'10" (2.3 x 2.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 77 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

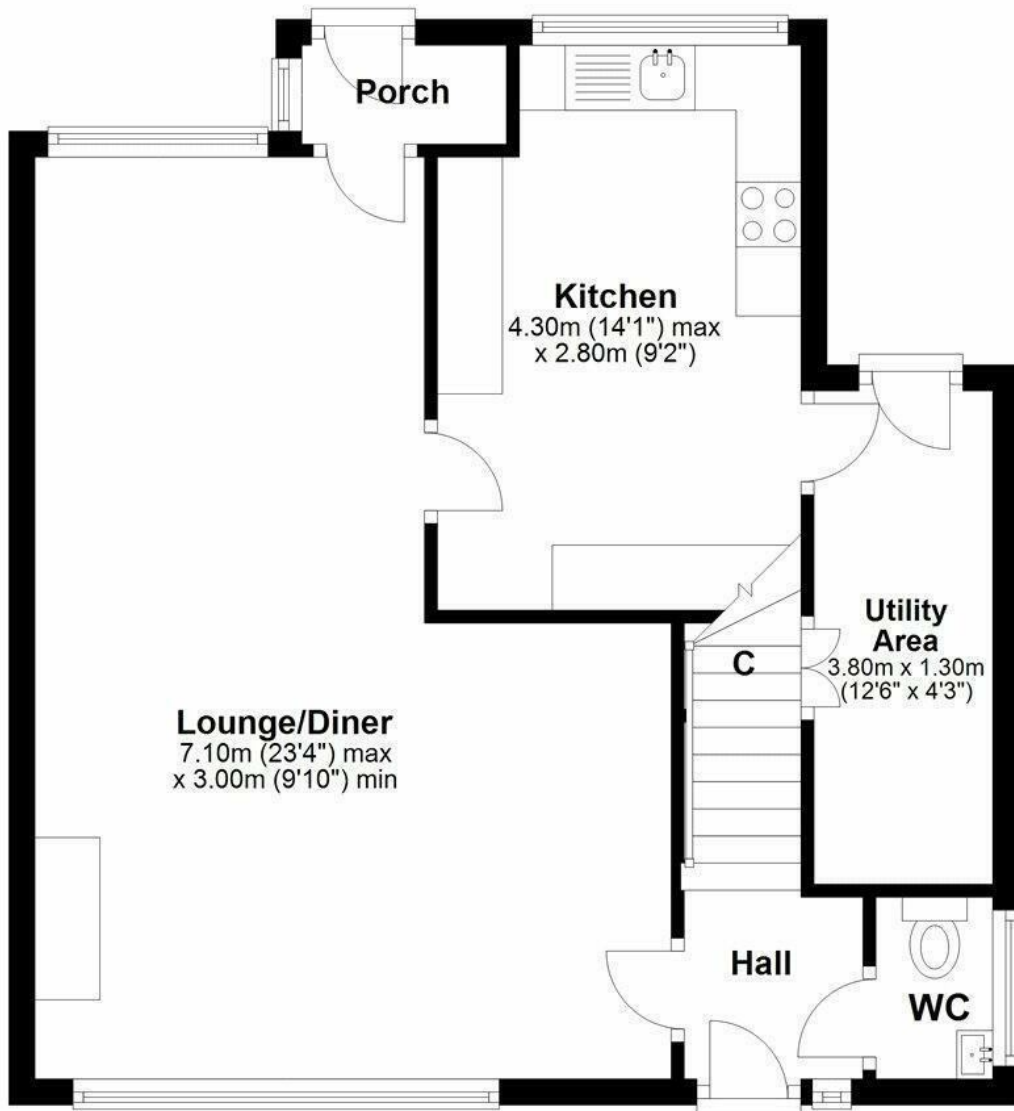
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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.

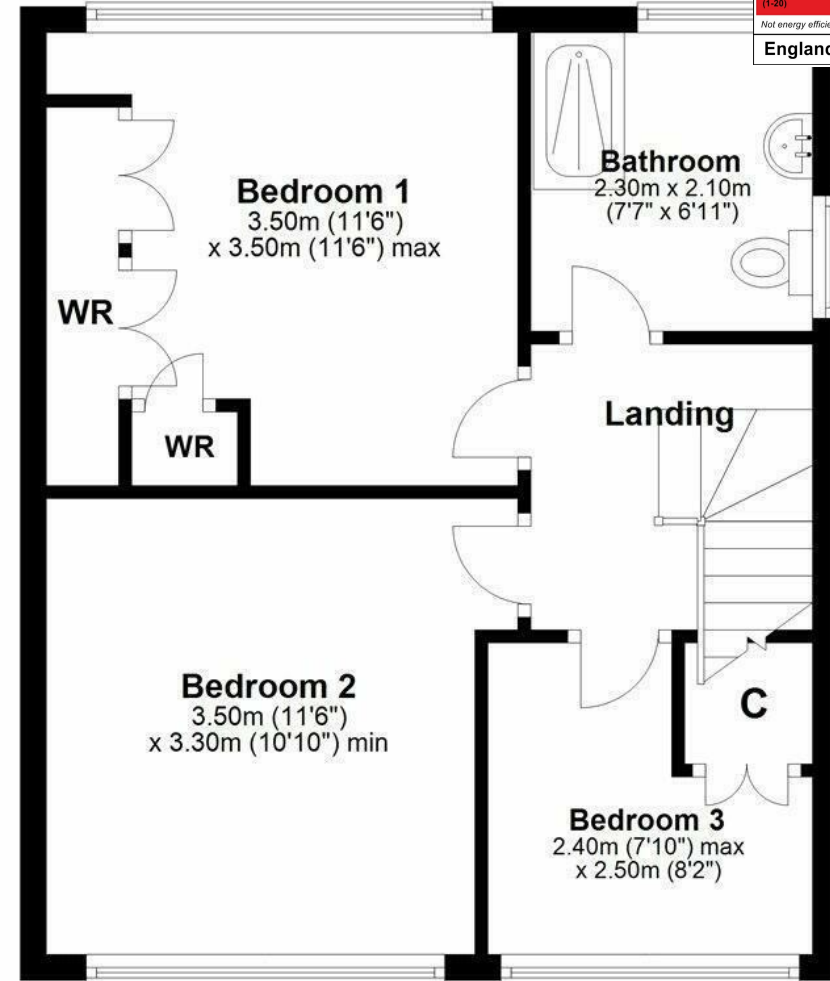
Ground Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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

80

67

Total area: approx. 92.8 sq. metres (999.3 sq. feet)

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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