



Thorntons Close, Pelton, DH2 1QH  
3 Bed - House - End Terrace  
£90,000

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# Thorntons Close Pelton, DH2 1QH

For sale by modern auction, guide price £90,000 plus reservation fee.

**\*NO CHAIN \* GARDENS FRONT AND REAR \* GARAGE IN NEARBY BLOCK \* REQUIRING FULL MODERNISATION \***

Offered for sale via modern auction with a guide price of £90,000 plus reservation fee, this three-bedroom end-link home in Pelton offers a fantastic opportunity for buyers.

The layout includes an entrance porch, a large lounge, a separate dining room, and a kitchen. Upstairs you'll find three bedrooms and a bathroom. Outside, the property benefits from gardens to both the front and rear, with a garage located in a nearby block.

Thorntons Close sits in a residential area just outside Chester-le-Street town centre, offering good access to local shops, schools, and amenities. There are convenient road links to Chester-le-Street, Stanley, and Durham, as well as nearby bus routes, making it ideal for commuters.

Whether you're an investor, a first-time buyer ready for a project, or someone looking to create a family home from scratch, this property has great potential.



















#### Entrance Porch

#### Lounge

14'5" x 13'9" (4.4 x 4.2)

#### Dining Room

10'9" x 7'10" (3.3 x 2.4)

#### Kitchen

10'9" x 6'10" (3.3 x 2.1)

#### FIRST FLOOR

#### Landing

#### Bedroom

13'9" x 8'2" (4.2 x 2.5)

#### Bedroom

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

#### Bedroom

11'1" x 5'10" (3.4 x 1.8)

#### Bathroom

6'2" x 6'2" (1.9 x 1.9)

#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 33 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: TBC

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.

#### Modern Auction - Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

# Thorntons Close

Approximate Gross Internal Area  
807 sq ft - 75 sq m



## 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

