



Little Burn Way, Pelton Fell, DH2 2PF
3 Bed - House - Detached
£220,000

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* NO CHAIN * NICE OUTLOOK OVER GREENERY TO FRONT *

Situated in a well-regarded and established location, this attractive home offers a pleasant setting with views over greenery to the front and a layout well suited to modern family living. The position provides a convenient location for everyday amenities and local schooling, making it suitable for a wide range of buyers.

On entering the property you are welcomed into a porch which leads through to a bright and spacious living room. This continues into a generously sized dining room, ideal for family meals and entertaining, with direct access out to the rear garden. The modern kitchen is well arranged with integrated appliances and ample worktop space, complemented by a useful utility room and a downstairs WC.

To the first floor are three well-proportioned bedrooms, the main being a generous double with its own en suite. The second bedroom also offers comfortable double accommodation, while the third would suit a single bedroom, nursery or home office. A modern family bathroom completes the accommodation.

Externally, the front provides a private driveway with parking for one vehicle and access to the garage. To the rear is a spacious garden, mainly laid to lawn with a small patio area, offering an ideal space for outdoor seating and relaxation.

Porch

Lounge

Dining Room

Kitchen

Utility Room

W.C

FIRST FLOOR

Bedroom

Ensuite

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, the front provides a private driveway with parking for one vehicle and access to the garage. To the rear is a spacious garden, mainly laid to lawn with a small patio area, offering an ideal space for outdoor seating and relaxation.

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Tenure: Leasehold, we await information on costings

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety –We have not been made aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area –yes

Probate –NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

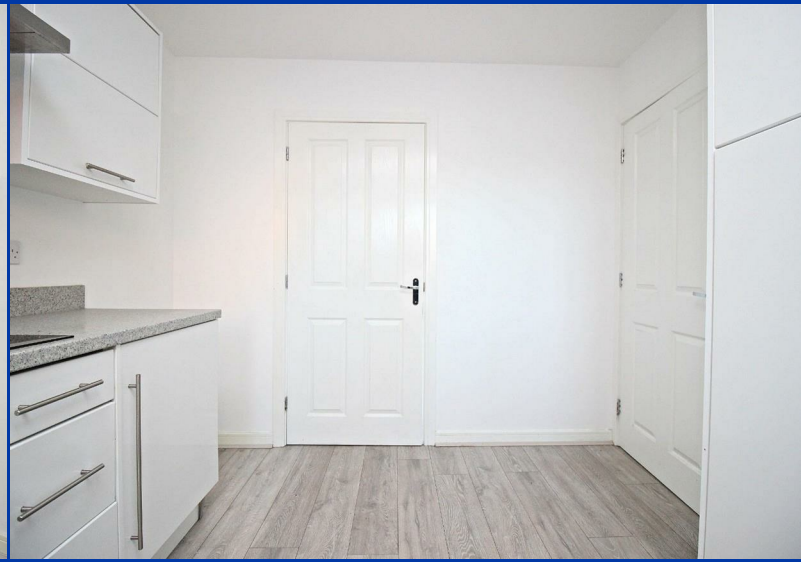
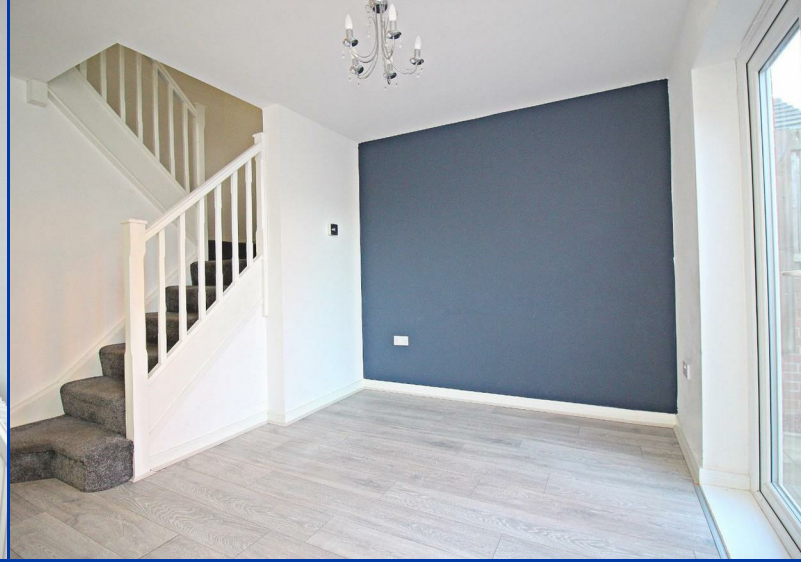
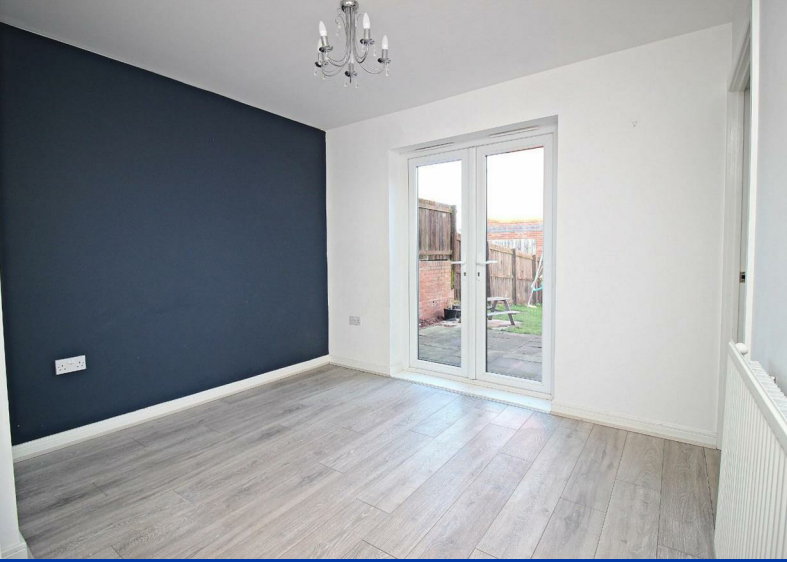
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

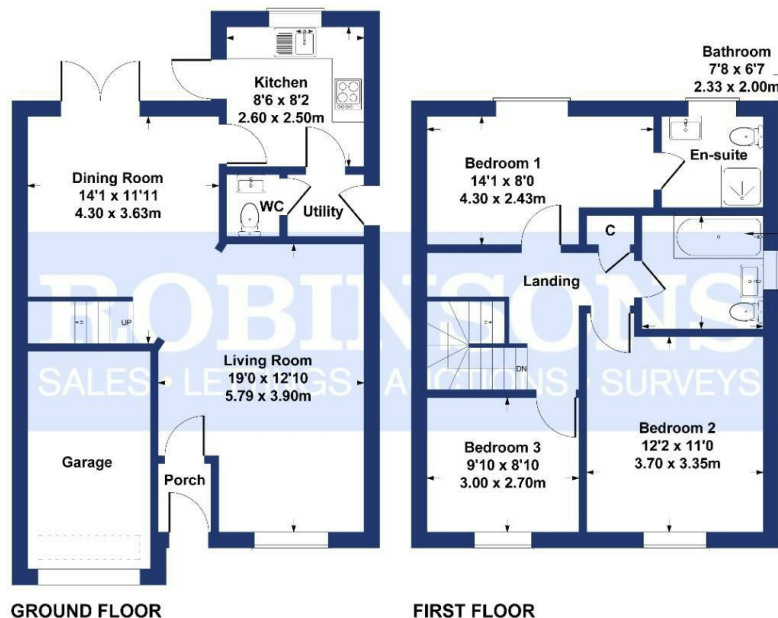
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Little Burn Way
Approximate Gross Internal Area
1152 sq ft - 107 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	A		
(91-95)	B		
(81-90)	C		
(68-80)	D		
(55-67)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		75	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(68-80)	D		
(55-67)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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