



Edenfield, West Pelton, DH9 6SS
3 Bed - House - Semi-Detached
Offers Over £115,000

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Edenfield

West Pelton, DH9 6SS

* WELL PRESENTED * MODERN KITCHEN AND BATHROOM * NICE OUTLOOK TO FRONT *
ENCLOSED LOW MAINTENANCE GARDEN * CUL DE SAC POSITION *

Available to purchase is this neatly presented three bedroom semi-detached home which enjoys a pleasant cul de sac position with a nice outlook to the front. The property is well maintained throughout and offers practical living space ideal for a range of buyers.

The floorplan comprises an entrance hallway, a spacious 24ft lounge and dining area with French doors opening onto the rear garden, and an attractive modern kitchen. To the first floor there are two double bedrooms and a comfortable single bedroom, along with a bathroom fitted with a white suite.

Externally, there is a small lawned garden to the front, while the rear features an enclosed, low maintenance garden of good size.

Edenfield sits within a small semi-rural village that offers a peaceful setting while remaining well connected. The A693 provides quick access to Chester le Street and Stanley, both offering a wide range of shops, schools and leisure facilities. The A1(M) is also close by, making commuting to Durham, Newcastle, Gateshead and Sunderland straightforward. A versatile home in a convenient and pleasant location, early viewing is recommended.











GROUND FLOOR

Hallway

Lounge / Dining Room

24'7" x 12'5" (7.5 x 3.8)

Kitchen

10'2" x 9'6" (3.1 x 2.9)

FIRST FLOOR

Landing

Bathroom

Bedroom One

13'1" x 10'5" (4 x 3.2)

Bedroom Two

10'9" x 10'5" (3.3 x 3.2)

Bedroom Three

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

AGENT'S NOTES

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

Tenure: Freehold

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

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 are not 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

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 – None known

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

Accessibility/Adaptations – no

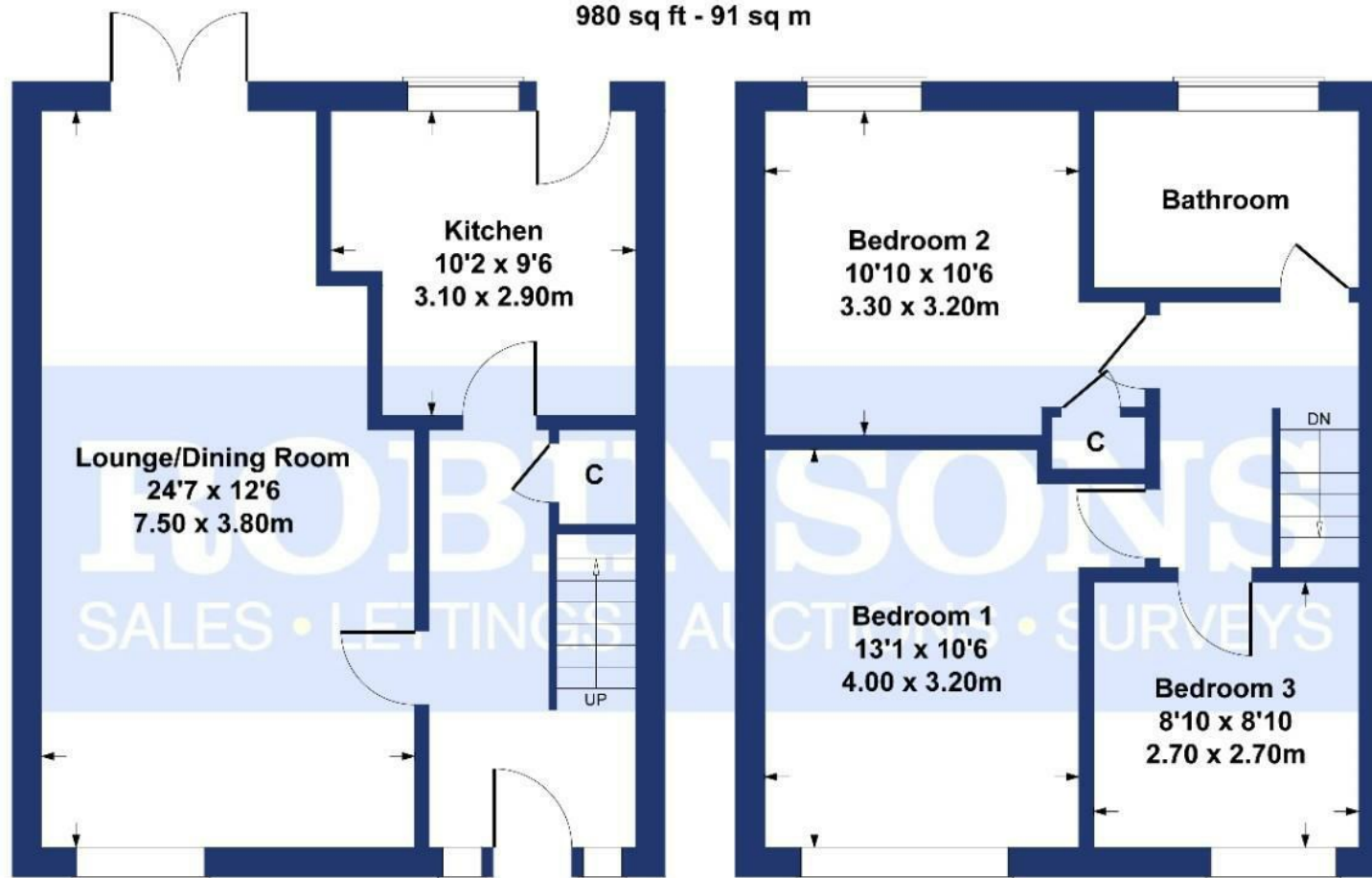
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Edenfield

Approximate Gross Internal Area
980 sq ft - 91 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(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.

