



Gairloch Drive, Pelton, DH2 1JA  
3 Bed - House - Semi-Detached  
£149,950

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## Gairloch Drive Pelton, DH2 1JA

No Upper Chain \*\* Well Presented & Upgraded \*\* Spacious Floor Plan \*\* Pleasantly Situated \*\* Driveway & Garage \*\* Modern Fitted Kitchen \*\*  
Outskirts of Chester Le Street \*\* Good Road Links \*\* Upvc Double Glazing & GCH Via Combi \*\* Early Viewing Advised

The floor plan comprises: entrance hallway, cloak/WC comfortable lounge which has a pleasant front outlook. This flows through to the dining area which leads to the modern fitted kitchen dining room. The kitchen is fitted with a range of high gloss units and a selection of integral appliances. There is also a personal door to the single car garage. The first floor has three bedrooms and a good sized family bathroom/WC. Outside the property occupies a pleasant corner position with front and rear gardens. There is also driveway parking leading to the garage which has remote access door.

Perfect for commuters utilising the local trunk roads or public transport to and from Chester-le-Street, this property is ideally suited for both couples and families alike. Conveniently situated, it offers easy access to the surrounding areas.

Within close proximity, residents can enjoy the convenience of a selection of shops, while additional amenities can be found in the nearby Pelton village centre or Chester-le-Street town centre. Whether you're running errands or simply exploring the local area, everything you need is within reach, making this location an ideal choice for those seeking both convenience and comfort.















## GROUND FLOOR

### Entrance Hallway

### Cloak/WC

### Lounge

15'06 x 11'05 (4.72m x 3.48m)

### Dining Area

11'10 x 10'0 (3.61m x 3.05m)

### Kitchen

12'07 x 9'01 (3.84m x 2.77m)

### Garage

18'0 x 8'10 (5.49m x 2.69m)

## FIRST FLOOR

### Bedroom

11'08 x 11'07 (3.56m x 3.53m)

### Bedroom

11'09 x 10'11 (3.58m x 3.33m)

### Bedroom

8'04 x 8'02 (2.54m x 2.49m)

### Bathroom/WC

8'08 x 7'08 (2.64m x 2.34m)

## EXTERNAL

Outside the property occupies a pleasant corner position with front and rear gardens. There is also driveway parking leading to the garage which has remote access door.

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average/Good

Tenure Freehold

Council Tax: Durham County Council, Band A - Approx. £1,469pa

Energy Rating: D

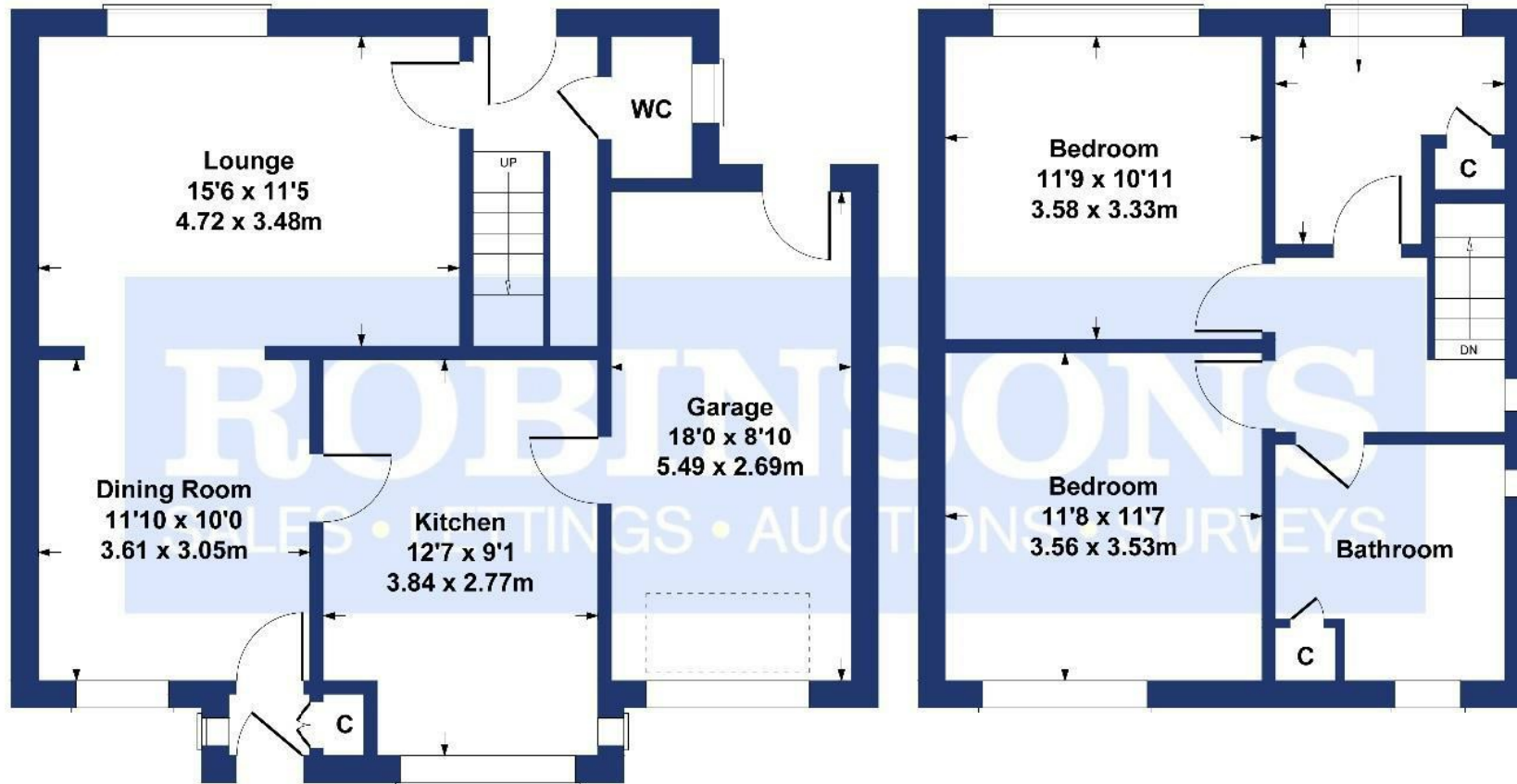


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Gairloch Drive

Approximate Gross Internal Area  
1203 sq ft - 112 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	79
EU Directive 2002/91/EC			



**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

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.





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