

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Plunkett Terrace, Pelton Fell, DH2

Asking Price

**£150,000**

Semi-Detach  
3 Bedrooms  
2 Reception Rooms  
Ground Floor WC  
Off Street Parking To The Rear  
Chain Free  
Tenure: Freehold  
Council Tax Council: B



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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**RARE TO THE MARKET / CHAIN FREE** - We welcome to the market this spacious 3 bedroom semi-detached on Plunkett Terrace. Located in the village of Pelton Fell, the village sits a short distance from Chester-le-Street Town Centre and sits on an excellent transport link connect the village to the town. The village also has a number of local amenities including a doctor's surgery and is surrounded by amazing country walks and bridle paths.

Available chain free and in need of modernising, the property briefly comprises of entrance hall, lounge, dining room, kitchen, rear porch and WC to the ground floor, while to the first floor are 3 bedrooms and a bathroom. To front exterior is a large garden with a patio area while to the rear is a block paved yard with double gates allowing for off-street parking. An amazing opportunity to turn into an amazing family home. The property has leased solar panels. Further information on this will be available in due course.

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

**Room Descriptions** Entrance Hall -Enter via a UPVC front door into an entrance hall with laminate flooring. Offering access to a lounge, kitchen, carpeted staircase to the first floor and a small under stairs cupboard. Enclosed wall mounted radiator.

Lounge 12'3 x 10'2 (3.74m x 3.10m) -Spacious lounge with laminate flooring, front-facing UPVC double glazed sliding patio door looking out onto the front garden, fireplace feature, wall mounted radiator and access to the dining room.

Dining Room 10'3 x 9'3 (3.13m x 2.83m) -Laminate flooring, rear-facing UPVC double glazed window, enclosed wall mounted radiator.

Kitchen 10'2 x 8' (3.10m x 2.43m) - Tiled flooring, ample range of base and wall fitted units with contrasting work surfaces and a full-height tiled splashback. Integrated electric oven and gas hob with overhead extractor. Space for a freestanding washing machine and fridge/freezer. Stainless steel one-and-a-half sink with mixer tap below a rear-facing UPVC double glazed window. open access to a rear porch.

Rear Porch 8'5 x 4'6 (2.59m x 1.40m) - Vinyl flooring with a wall mounted radiator, UPVC doors to the front and rear as well as access to a WC.

WC 4'9 x 5'8 (1.49m x 1.76m) - Vinyl flooring, access to a toilet and wash basin. Rear-facing UPVC double glazed window and wall mounted radiator.

First Floor Landing - Carpeted landing with a side-facing UPVC double glazed window, access to 3 bedrooms, bathroom and loft hatch.

Bedroom One 12'4 x 9'9 (3.77m x 3.01m) - Carpeted bedroom with a front-facing UPVC double glazed window and wall mounted radiator.

Bedroom Two 10'3 x 9'2 (3.13m x 2.80m) - Carpeted bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Three 9'4 x 7'3 (2.86m x 2.22m) - Carpeted bedroom with a





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fitted bed unit, front-facing UPVC double glazed window and wall mounted radiator.

Wet Room 5'4 x 8'1 (1.64m x 2.46m) - Vinyl flooring with a full-height tiled splashback. Access to a toilet, wash basin and shower area with a mains supplied mixer shower. Rear-facing UPVC double glazed window, wall mounted radiator, extractor fan and built-in cupboard accommodating for an Ideal combination boiler.

Exterior - To the front is a large garden with patio area and greenhouse while to the rear is a block paved yard with double gates for off-street parking



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