Heathmeads, Pelton, DH2 1NA
3 Bed - House - Semi-Detached
£225,000

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Heathmeads
Pelton, DH2 1NA

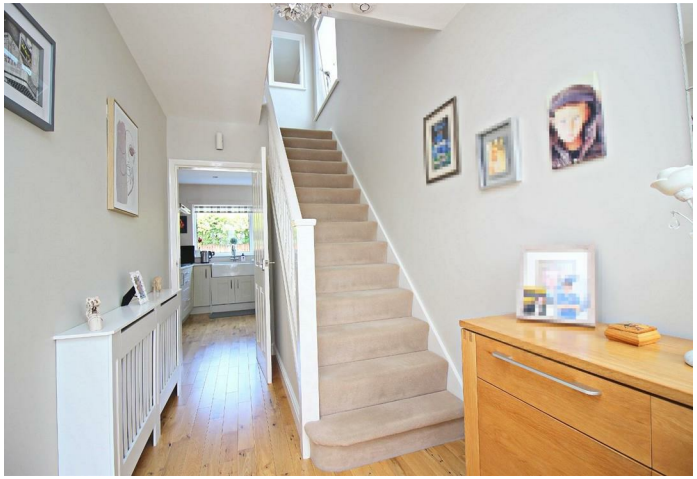
* ABSOLUTELY STUNNING * NEW WORCESTER BOSCH COMBI BOILER FITTED CIRCA 4 YEARS AGO WITH 10 YEAR GUARANTEE * NEW ROOF APPROXIMATELY 9 YEARS AGO * NEW ELECTRIC GARAGE DOOR * NEW GARAGE ROOF * HIGH QUALITY FIXTURES AND FITTINGS * UTILITY ROOM AND DOWNSTAIRS WC * PRIVATE GARDEN * AMPLE OFF STREET PARKING AND GARAGE *

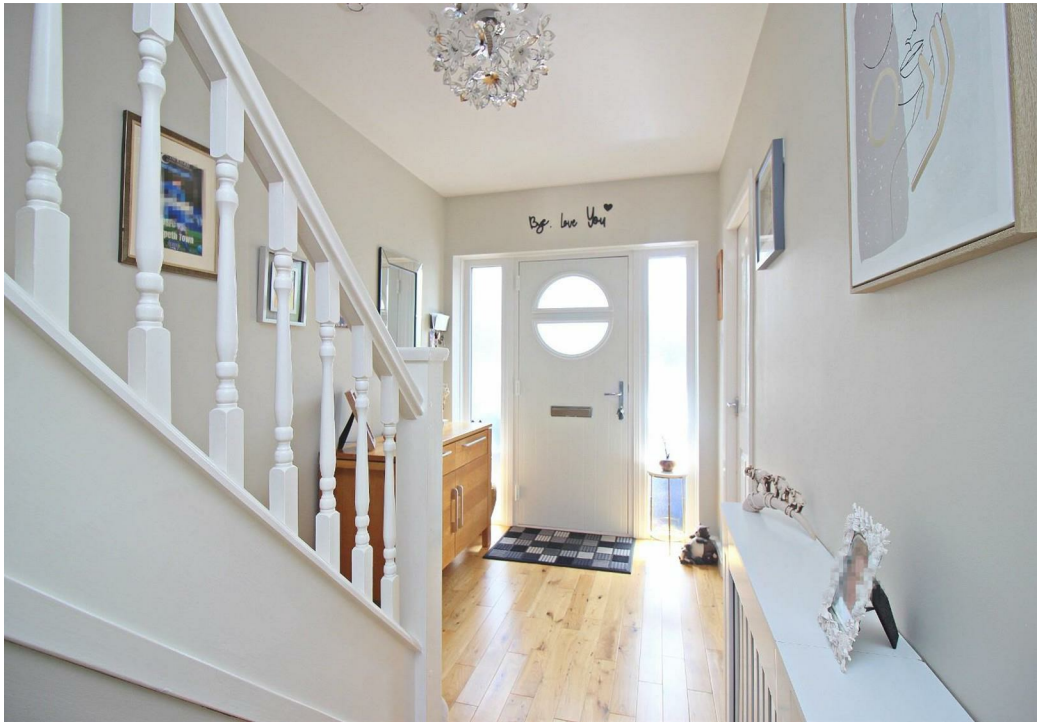
Located on a traditionally popular and sought-after residential development, this truly stunning three bedroom semi-detached family home has undergone extensive refurbishment and improvement to create a property ready to move straight into. Offering a superb standard of finish throughout, the home benefits from a Worcester Bosch combination boiler fitted approximately four years ago with the remainder of a 10-year guarantee, which has also been fully serviced annually. Additional improvements include a replacement roof approximately nine years ago, a new garage roof, new electric garage door, complete re-wire, redecoration throughout, and high-quality kitchen and bathroom suites.

The floorplan comprises an entrance hallway with stairs to the first floor, comfortable lounge, stunning dining kitchen with French doors opening onto the rear garden, spacious utility room and downstairs WC. To the first floor there are three good sized bedrooms and an attractive white suite family bathroom.

Externally, there is ample off-street parking leading to the garage, while the pleasant enclosed rear garden enjoys a good degree of privacy, making it ideal for families and outdoor entertaining.

Pelton remains a traditionally popular residential location, offering excellent access to local schools, shops, recreational facilities and everyday amenities. The area is well placed for commuters, with excellent road links providing straightforward access to Chester le Street, Durham, Newcastle, Gateshead and the A1(M). Due to the exceptional standard of accommodation and extensive improvements on offer, this outstanding home should appeal to a wide variety of purchasers.




Bye. love You

Entrance Hall
12'10" x 6'5" (3.91 x 1.96)

Living Room
12'9" x 11'8" (3.89 x 3.56)

Dining Kitchen
18'2" x 10'8" (5.54 x 3.25)

Utility Room
10'4" x 8'3" (3.15 x 2.51)

Downstairs W/C

First Floor Landing

Bedroom One
12'6" x 9'0" (3.81 x 2.74)

Bedroom Two
10'7" x 9'6" (3.23 x 2.90)

Bedroom Three
9'1" x 7'1" (2.77 x 2.16)

Bathroom

Externally

AGENT'S NOTES
Council Tax: Durham County Council, Band C
Tenure: Freehold
EPC - D

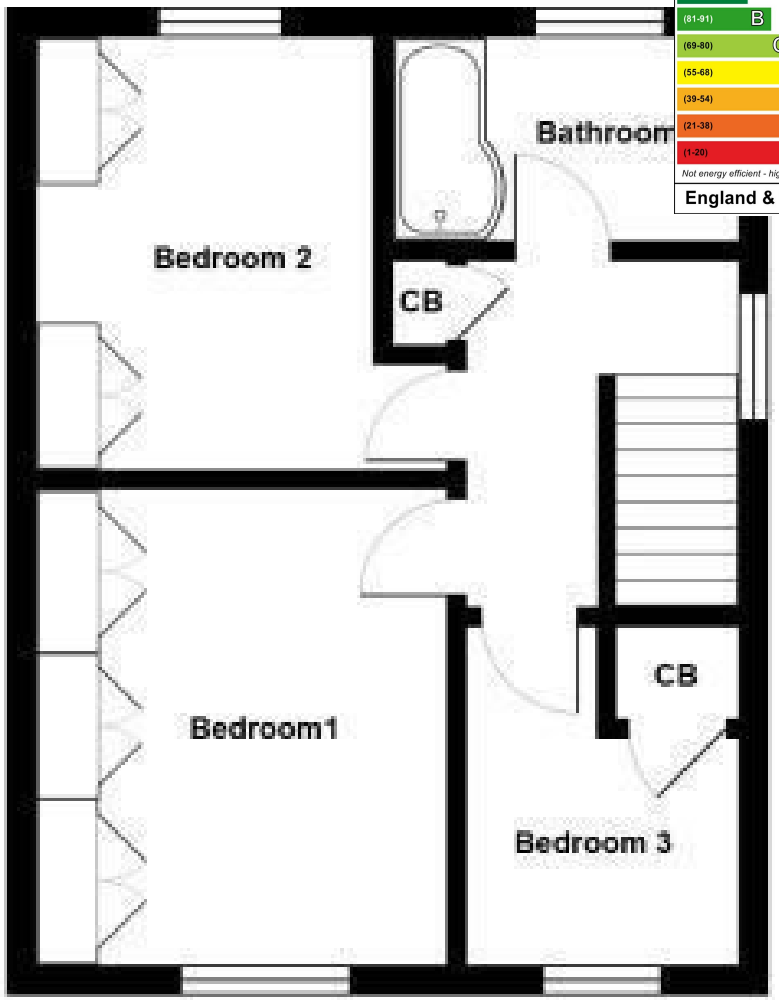
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer 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 – The Vendor is 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 – No
Probate – Not applicable
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.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

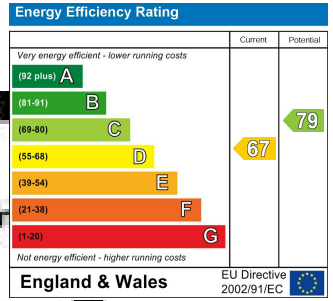
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Ground Floor



First Floor



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.

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