



Cong Burn View, Pelton Fell, DH2 2BN
3 Bed - House - Detached
£225,000

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* BEAUTIFULLY PRESENTED THROUGHOUT * STUNNING REFITTED KITCHEN * LARGE WRAP-AROUND GARDEN * CORNER PLOT * AMPLE DRIVEWAY PARKING AND GARAGE * TWO RECEPTION ROOMS * DOWNSTAIRS WC AND UTILITY *

This beautifully presented home occupies a pleasant position on a generous corner plot and offers spacious, well-balanced accommodation that will appeal to a wide range of buyers. The property benefits from a stunning refitted kitchen, two reception rooms, and excellent outdoor space with gardens to the front, side and rear.

The floorplan comprises an entrance lobby, comfortable lounge with walk-in bay window, separate dining room with doors opening onto the rear garden, a beautiful modern kitchen, useful utility room and a downstairs WC. To the first floor there are three bedrooms, the main bedroom benefiting from an en suite, along with a family bathroom fitted with a white suite.

Externally, the wrap-around gardens provide excellent space for outdoor use and a good degree of privacy. There is ample driveway parking for several vehicles and access to the garage, making the property particularly practical for families.

Cong Burn View forms part of the popular Pelton Fell area, which is well placed for access to Chester le Street and a range of local amenities including shops, schools and leisure facilities. The area offers excellent transport links via the A693 and A1(M), providing easy commuting to Durham, Newcastle, Gateshead and surrounding areas. Nearby countryside and walking routes along the Cong Burn and surrounding green spaces add to the appeal, making this an ideal location for those seeking a balance of space, convenience and outdoor lifestyle.

Entrance

Lounge

Dining Room

Kitchen

Utility Room

W.C

FIRST FLOOR

Bedroom

Ensuite

Bedroom

Bedroom

Bathroom

EXTERNAL

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Tenure: Leasehold, 104 years remaining, we are advised service charges are approx. £201 per year
EPC - C

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.



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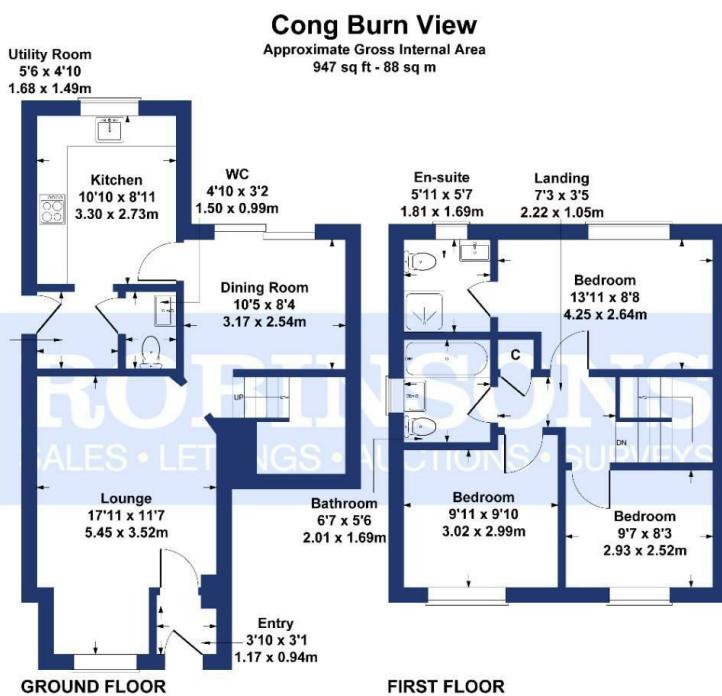
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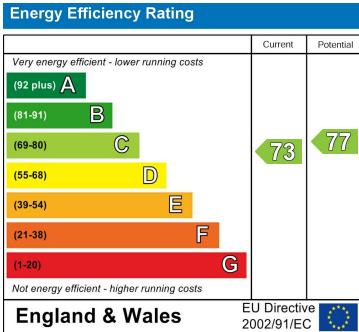
Strategic Marketing Plan

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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.

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