Park View, South Pelaw, DH2 2JW
3 Bed - House - Terraced
£95,000

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Park View
South Pelaw, DH2 2JW

* NO ONWARD CHAIN * SPACIOUS THREE BEDROOM HOME * LARGE LOUNGE * GOOD SIZED KITCHEN * CONVENIENT LOCATION * IDEAL FOR A VARIETY OF BUYERS * NEW WINDOWS 2026 *

Offered for sale with no onward chain is this well-proportioned three bedroom home, ideally suited to a variety of buyers including first-time purchasers, families and investors. Occupying a convenient location close to local amenities, schools and transport links, the property offers spacious accommodation throughout.

The floorplan comprises an entrance hallway, large and inviting lounge/dining room which provides an excellent space for relaxing and entertaining, and a spacious kitchen with breakfast Bar. The kitchen is fitted with a good range of units and worktops, offering plenty of storage and preparation space.

To the first floor there are two generous double bedrooms and a third bedroom which could be utilised as a nursery, study or guest room. The accommodation is completed by a surprisingly spacious bathroom fitted with a modern suite including a bath and separate shower cubicle.

Externally, there is a pleasant garden to the front, while to the rear there is an enclosed yard with useful shed which has power to it and providing additional storage. There is also an outdoor tap.

Park View is a popular and established residential area of Chester le Street, conveniently positioned within walking distance of the town centre where there is a wide range of shops, supermarkets, cafés and leisure facilities. The railway station provides direct services to Durham, Newcastle and beyond, while the A1(M) offers excellent road links throughout the region.

Riverside Park is also nearby, providing attractive green space, riverside walks, sports facilities and play areas. The property is also well placed for access to well-regarded local schools, making this a practical and appealing location for a wide range of buyers.

GROUND FLOOR

Lounge
18'0" x 16'0" (5.5 x 4.9)

Kitchen
18'0" x 8'2" (5.5 x 2.5)

FIRST FLOOR

Bedroom
12'5" x 9'2" (3.8 x 2.8)

Bedroom
11'9" x 9'2" (3.6 x 2.8)

Bedroom
9'2" x 8'2" (2.8 x 2.5)

Bathroom
8'2" x 6'10" (2.5 x 2.1)

EXTERNAL
Externally there is a pleasant front garden and enclosed rear yard with shed.

Agent's Notes
Council Tax: Durham County Council, Band A
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

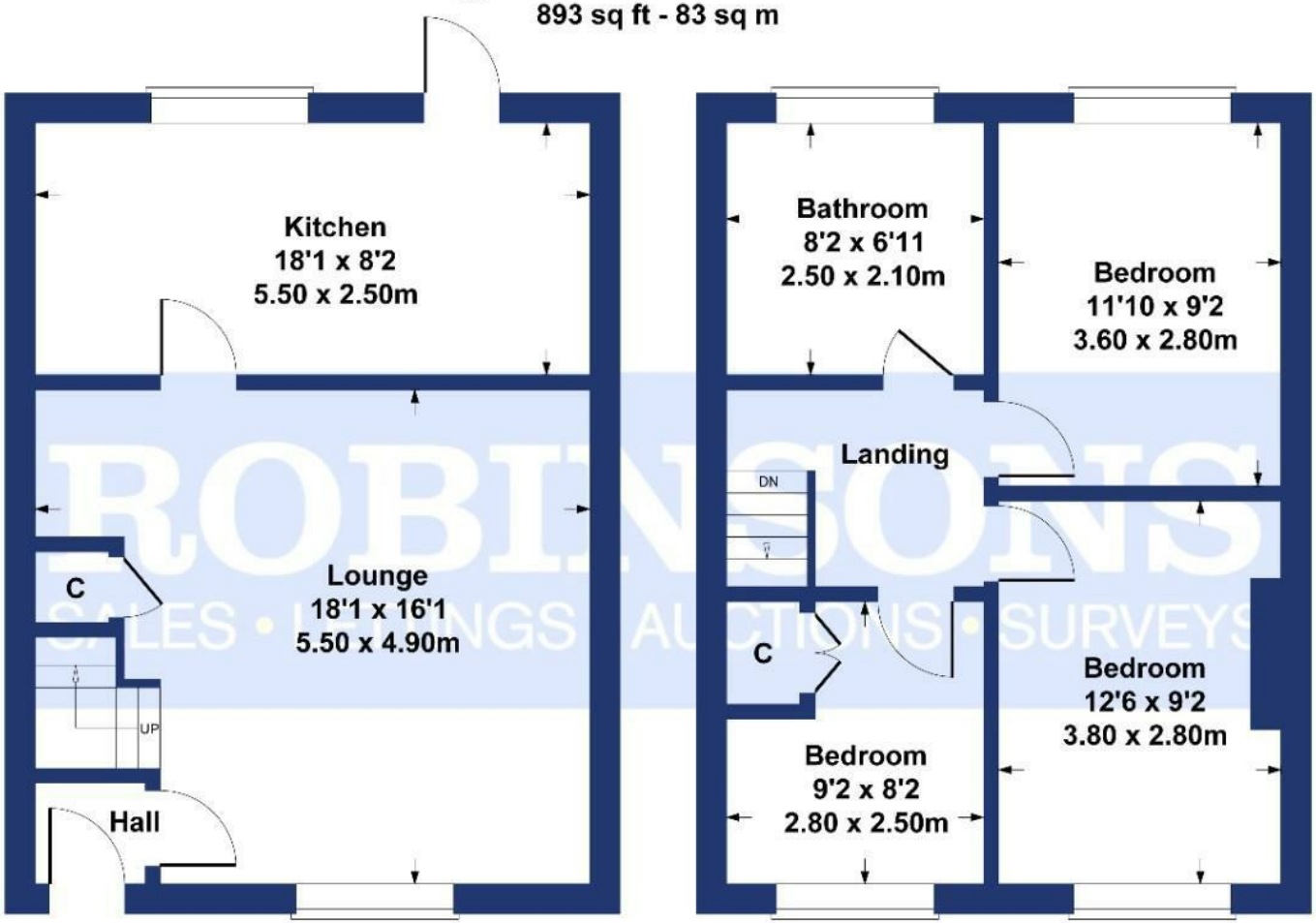
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – N/A
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 – none known
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.

Park View

Approximate Gross Internal Area
893 sq ft - 83 sq m

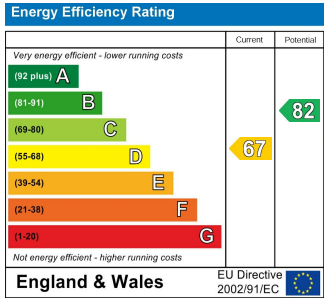


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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