



Orchard Street, Pelton, DH2 1ED  
2 Bed - House - Mid Terrace  
£79,500

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## Orchard Street Pelton, DH2 1ED

\* NO CHAIN \* WELL MAINTAINED \* DECEPTIVELY SPACIOUS \* IDEAL FOR A VARIETY OF BUYERS \*

Offered to the market with the benefit of immediate vacant possession is this well maintained two bedroom terrace home, featuring a combination boiler and uPVC double glazing.

The internal floorplan comprises an entrance lobby with stairs to the first floor, a comfortable lounge, and a well sized dining kitchen.

On the first floor there are two good sized bedrooms, the master being of exceptionally good size, and a white suite family bathroom.

Externally there is an enclosed yard to the rear.

Pelton is a popular village near Chester-le-Street, offering a range of local amenities including convenience stores, cafés, pubs, and schools. The village is well placed for commuting, with good road links to Newcastle, Durham, and surrounding towns, and nearby bus and rail connections.

For leisure, the area benefits from scenic walks and countryside routes, including Beamish Museum and its extensive grounds, as well as other nearby parks and nature trails. Residents can also enjoy local sports clubs and community facilities, making Pelton suitable for families, first time buyers, or those looking to relocate to a quieter setting without being isolated.

















## GROUND FLOOR

### Entrance Lobby

### Lounge

15'1" x 14'5" (4.6 x 4.4)

### Dining Kitchen

15'1" x 10'5" (4.6 x 3.2)

## FIRST FLOOR

### Landing

### Bedroom

14'5" x 10'5" (4.4 x 3.2)

### Bedroom

10'2" x 7'10" (3.1 x 2.4)

### Bathroom

7'6" x 6'10" (2.3 x 2.1)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band X - Approx. £1,701 p.a

Energy Rating: C

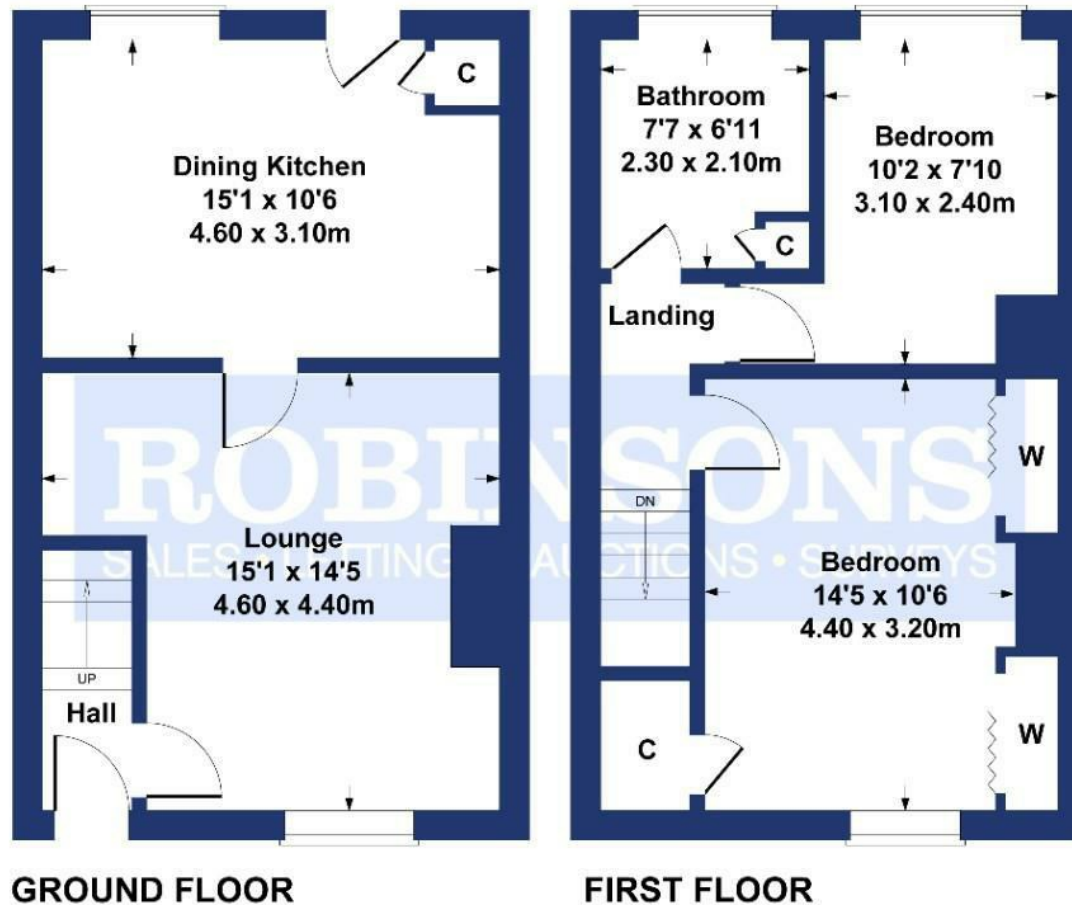
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

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.



# Orchard Street

Approximate Gross Internal Area  
764 sq ft - 71 sq m



## 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. 2025

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

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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