

COPELAND RESIDENTIAL

SALES & LETTINGS



Hawthorn Terrace, Pelton Fell, DH2

Asking Price
£95,000



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

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LARGER THAN AVERAGE 2 BEDROOM END TERRACE IN SEMI-RURAL LOCATION - Blink and you'll miss it! This generous end terrace house on Hawthorn Terrace is nicely hidden away just off Station Lane, a country road which connects the villages of Pelton and Pelton Fell as well as being a short drive from the town of Chester-le-Street. This quiet and sleepy neighbourhood is surrounded by picturesque countryside and sits very close to the C2C (Coast 2 Coast) Cycle Path and the scenic Pelton Fell War Memorial Park. Thanks to a double extension at the rear, this end of terrace offers a generous lounge with an open plan kitchen/diner to the ground floor, along with a WC/utility space towards the rear. The first floor offers two well-appointed bedrooms with the master boasting a built-in wardrobe which also accommodates for a combination boiler, as well as an additional box room which can be used for additional storage as a private work space and a modernised wet room. The front exterior makes for a perfect cosy sun trap as well as a small yard to the rear, perfect for bin storage. Offered to the market with an asking price of £95,000, this property is perfect a buyer looking to place their own stamp on. CCTV included.

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

Room Descriptions

Front Porch/Hallway - Enter via a UPVC front door into a porch with laminate flooring with open access to a hallway and front-facing UPVC double glazed window. The hallway has access to a lounge and a carpeted staircase to the first floor as well as a wall mounted radiator.

Lounge - 12'7 x 13'5 (3.87m x 4.11m) - Laminate flooring with a front-facing UPVC double glazed bay style window.

Kitchen/Diner - 12'6 x 9'4 (3.86m x 2.89m) - Vinyl flooring, range of fitted base and wall units with work surfaces and tiled splashback. Freestanding range cooker with fitted overhead extractor and space for a fridge/freezer. One-and-a-half sink with a mixer tap. 2 side-facing and 1 rear-facing UPVC double glazed windows. Wall mounted radiator and access to a rear passage.

Rear Passage - Vinyl flooring, UPVC door to the rear yard, fitted work bench and access to a WC/utility.

WC/Utility - Vinyl flooring, access to a toilet and wash basin, plumbing for a washing machine and space for a tumble dryer. Rear-facing UPVC double glazed window.

First Floor Landing - Carpeted landing with 2 side-facing UPVC double glazed windows. Access to 2 bedrooms, a box room, a wet room and loft hatch

Bedroom One - 13'5 x 8'1 (4.13m x 2.49m) - Carpeted bedroom with a front-facing UPVC double glazed window. Built-in wardrobe accommodating for a combination boiler. Wall mounted radiator.

Bedroom Two - 10'2 x 7'7 (3.12m x 2.35m) - Carpeted bedroom with a



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front-facing UPVC double glazed window and wall mounted radiator.

Box Room - 4'9 x 5'4 (1.51m x 1.66m) - A carpeted diverse room which can be used for storage or as an office space. A side-facing UPVC double glazed window.

Wet Room - 5' x 9'4 (1.53m x 2.87m) - Modernised wet room with tiled flooring with a full-height tiled splashback. Access to a toilet, wash basin and walk-in shower area with an electric shower. Side-facing UPVC double glazed window and wall mounted radiator.

Exterior - Private and low maintenance enclosure to the front and a small enclosure to the rear.



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