

COPELAND RESIDENTIAL

SALES & LETTINGS



Gardiner Crescent, Pelton Fell, DH2

Offers Over
£115,000

Ideal First Time Buy
2 Double Bedrooms
Log Burner
No Upper Chain
Close To Local Amenities
Tenure: Freehold
Council Tax Band: A
EPC Rating: D



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CHARMING COTTAGE STYLE TERRACE WITH LOG BURNER AND DOUBLE DRIVE - Perfectly positioned at the heart of PELTON FELL sits this 2 BEDROOM MID-TERRACE on Gardiner Crescent. A short walk from the village's many local amenities including a GP's surgery, the house is ideally positioned in the village for easy access to the nearby town of Chester-le-Street which is a 5 minute drive or bus ride away.

To the ground floor is a spacious lounge with an Inglenook fireplace and log burner along with a galley style kitchen for convenience. The first floor is home to 2 double bedrooms, power, lighting and heating is also available. Externally, there is a large block paved drive to the front for double parking while to the rear is a spacious and well maintained private yard with a large shed. Perfect for first time buyers, this property offers a lot at the fantastic price of £115,000.

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Room Descriptions Hallway - Enter via a composite front door into a hallway with wood flooring, access to a lounge and carpeted staircase to the first floor and built-in under stairs cupboard. Wall mounted radiator. Lounge - 18'5 x 11'7 (5.64m x 3.58m) - Spacious lounge with wood flooring, Front and rear-facing UPVC double glazed windows, Inglenook Fireplace with wood burner, wall mounted radiator and access to the kitchen.

Kitchen - 11'7 x 7'4 (3.59m x 2.26m) - Galley style kitchen with tiled flooring. Range of base and wall fitted units with work surfaces and tiled splashback. Integrated electric oven, gas hob and overhead extractor. Space for a freestanding washing machine and fridge/freezer. Stainless steel sink with mixer tap. UPVC door and rear-facing window looking out onto the rear yard. Wall mounted radiator.

First Floor Landing - Carpeted landing with a front-facing UPVC double glazed window. Access to 2 double bedrooms, bathroom, built-in cupboard and second flight of carpeted stairs with a skylight leading up to a loft space.

Bedroom One - 10' x 13'4 (3.07m x 4.09m) - Rear-facing carpeted bedroom with a UPVC double glazed window and wall mounted radiator.

Bedroom Two - 9'7 x 14'1 (2.97m x 4.31m) - Front-facing bedroom with a UPVC double glazed window, wall mounted radiator and log burner.

Bathroom - 8'6 x 9' (2.65m x 2.75m) - Luxury Vinyl Tiled (LVT) and full height tiled splashback. Access to a toilet, wash basin, corner bath and separate shower cubicle with mains supplied rainfall style shower. Rear-facing UPVC double glazed window and wall mounted heated towel rail.

Exterior - Large double block paved drive for double parking to the front with log storage. Spacious and private low maintenance yard to the rear with shed.



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