

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Orchard Street, Pelton, DH2

Asking Price  
**£79,950**

Prime Village Location  
2 Bed Mid-Terrace  
Well-Presented Throughout  
Upstairs Bathroom  
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: E



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

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WELL-PRESENTED 2 BEDROOM MID-TERRACE IN PELTON - Tucked away at the heart of this popular village sits this well-presented home on ORCHARD STREET. The property is located a stones throw from the village's busy front street for its local amenities and transport links to Chester-le-Street, Newcastle and Sunderland.

This well-presented property briefly comprises of a Lounge and kitchen to the ground floor while the first floor is home to 2 bedrooms and a bathroom and to the exterior is a yard to the rear. Perfect for a first time buyer looking to take their first step onto the property ladder or an investor looking for their next 'buy to let' investment.

Tenure: Freehold

Council Tax Band: A

EPC Rating: E

**Room Descriptions** Lounge - 14' x 12'4 (4.26m x 3.77m) - Enter via a UPVC front door into a spacious and brightly decorated lounge with laminate flooring, a front-facing UPVC double glazed window, 2 enclosed electric storage heaters and an additional electric heater as well as a stove style electric fire as centrepiece. Carpeted staircase to the first floor and access to the kitchen towards the rear.

**Kitchen** - 8'5 x 13'9 (2.59m x 4.23m) - Stylish kitchen with wood effect tiled flooring. A range of base and wall fitted kitchen units with contrasting work surfaces and tiled splashback. Freestanding electric range oven with tiled splashback and overhead extractor. Space for a washing machine, tumble dryer and fridge/freezer. Composite sink with mixer tap below a rear-facing UPVC double glazed window. Electric heater. Access to the rear yard via a UPVC door.

**First Floor Landing** - Carpeted landing with access to 2 bedrooms and a bathroom.

**Bedroom One** - 13'8 x 10'1 (4.20m x 3.07m) - Spacious carpeted bedroom with a front-facing UPVC double glazed window. Built-in cupboard and electric storage heater.

**Bedroom Two** - 8'4 x 6'9 (2.56m x 2.10m) - Carpeted with a rear-facing UPVC double glazed window.

**Bathroom** - 5' x 6' (1.52m x 1.82m) - Laminate flooring and cladding splashback, access to a toilet, wash basin and bath with an electric shower over. Rear-facing UPVC double glazed window

**Exterior** - Yard to rear



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