



Pelaw Avenue, Chester Le Street, DH2 2HJ  
3 Bed - House - Semi-Detached  
£175,000

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# Pelaw Avenue

## Chester Le Street, DH2 2HJ

\* BEAUTIFULLY PRESENTED \* EXTENDED \* REFITTED KITCHEN AND BATHROOM \* COMBI BOILER \* SOLAR PANELS \* OFF-STREET PARKING FOR TWO CARS \* GARDEN ROOM \* ENCLOSED REAR GARDEN \* POPULAR ESTATE \* GOOD ACCESS LINKS \*

This beautifully presented and extended home has been improved by the current seller and offers well-balanced, modern accommodation ideal for a wide range of buyers. Highlights include a refitted kitchen and bathroom, a combi boiler, solar panels, a garden room and off-street parking for two vehicles.

The floorplan comprises a spacious hallway, a generous lounge, a large and attractive dining kitchen and a garden room. To the first floor there are three bedrooms, two with storage, the main bedroom featuring fitted sliding door wardrobes, along with a modern family bathroom fitted with a white suite. Externally, there is parking for two cars to the front, while to the rear is an enclosed lawned garden with useful outhouses providing additional storage.

Pelaw Avenue forms part of a popular and well-established residential area of Chester le Street, particularly favoured for its convenience, access to amenities and strong transport connections. The town centre is within easy reach and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, along with a mainline railway station providing direct services to Durham, Newcastle and beyond.

The area is well regarded for schooling, with a number of primary and secondary schools nearby, making it a popular choice for families. There are also good local bus routes and everyday services close at hand. For those who enjoy the outdoors, Riverside Park is nearby and offers riverside walks, green open spaces, play areas and sports facilities. With excellent road links via the A1(M) and A693, commuting across the region is straightforward, making this a practical and well-connected location for a wide range of buyers.













## GROUND FLOOR

### Hallway

13'9" x 6'2" (4.2 x 1.9)

### Lounge

13'1" x 13'1" (4 x 4)

### Dining Kitchen

20'4" x 9'6" (6.2 x 2.9)

### Garden Room

14'5" x 10'2" (4.4 x 3.1)

## FIRST FLOOR

### Landing

### Bedroom

13'1" x 8'2" to wardrobes (4 x 2.5 to wardrobes)

### Bedroom

12'5" x 9'6" (3.8 x 2.9)

### Bedroom

9'10" x 9'6" (3 x 2.9)

### Bathroom

7'6" x 5'6" (2.3 x 1.7)

## AGENT'S NOTES

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

Tenure: Freehold

EPC - C

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 and solar

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 – We are 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 – NA

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 – ground floor extension

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

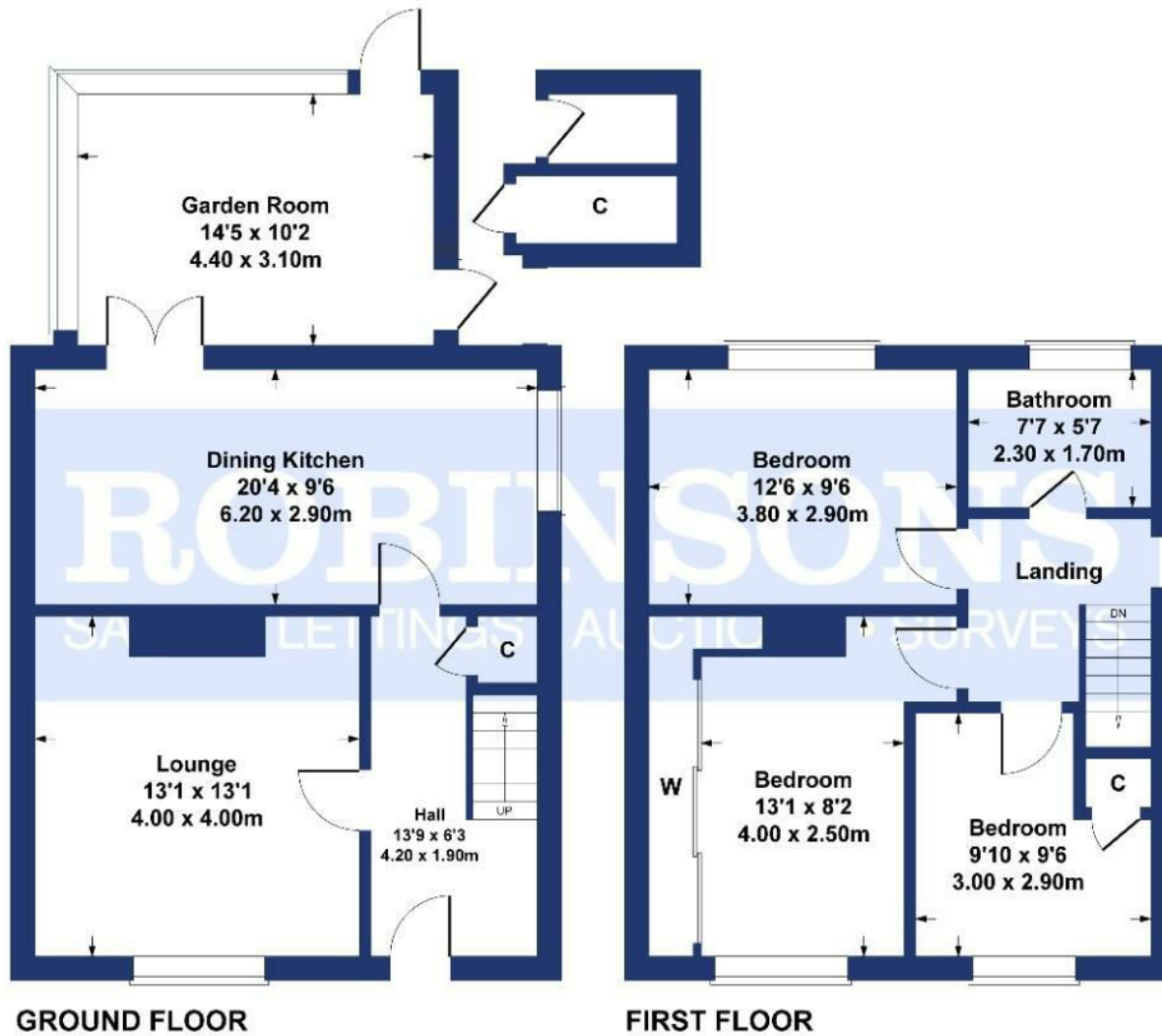
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Pelaw Avenue

Approximate Gross Internal Area  
1206 sq ft - 112 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-81)	B		
(69-80)	C	78	
(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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