

Provident Street

Pelton DH2 1NS

£84,000

Venture
PROPERTIES









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Provident Street

Pelton DH2 1NS



- No chain involved
- EPC RATING - D
- Well presented throughout
- Two spacious reception rooms
- Stylish refitted shower room
- Close to a primary school
- Two double bedrooms
- Refitted kitchen
- Ideal for First Time Buyers

Nestled in the charming location of Pelton Lane Ends, this deceptively spacious two-bedroom mid-terraced house on Provident Street presents an excellent opportunity for first-time buyers or savvy investors seeking a rental property. The home has been thoughtfully refurbished, ensuring a modern and comfortable living environment.

Upon entering, you are greeted by a generous lounge featuring a marble effect fire surround that houses a living flame fire, creating a warm and inviting atmosphere. This space seamlessly flows into the dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is equipped with a range of appliances, making it both functional and stylish. A rear lobby provides additional storage and leads to a newly refurbished shower room with WC, enhancing the practicality of the home. The first floor boasts two well-proportioned double bedrooms, both fitted with wardrobes, offering ample storage space. The property benefits from gas central heating via a combination boiler and UPVC double glazing throughout, ensuring warmth and energy efficiency.

Conveniently located close to local shops, schools, and amenities, this property is ideal for those seeking a vibrant community atmosphere. With immediate vacant possession available, you can move in without delay. Do not miss the chance to view this delightful home; contact us today at 0191 3729898 to arrange a viewing.

GROUND FLOOR

Living Room
15'1" x 11'6" (4.60 x 3.51)
Entered via UPVC door. Having a UPVC double glazed window, feature fireplace and radiator.

Dining Room
11'10" plus storage x 11'8" (3.63 plus storage x 3.58)
Open through to the living room with a UPVC double glazed window to the rear, stairs leading to the first floor, cupboard and radiator.

Kitchen
8'7" x 7'4" (2.64 x 2.26)
Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, tiled splashbacks and UPVC double glazed window.

Rear Lobby
Having an external door to the rear.

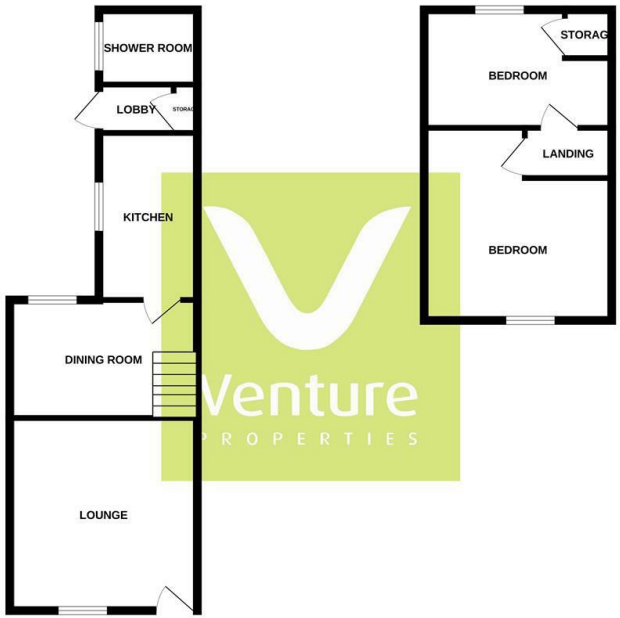
Shower Room/WC
Recently refitted with a stylish suite comprising of a cubicle with mains fed shower, a wash basin and WC set to a vanity unit. Having a UPVC double glazed opaque window to the side, extractor fan and recessed spotlighting.

FIRST FLOOR

Bedroom One
12'9" plus robes x 11'10" max (3.89 plus robes x 3.61 max)
Generous double bedroom with a UPVC double glazed window, fitted wardrobes and radiator.

Bedroom Two
11'5" x 9'10" plus robes (3.48 x 3.02 plus robes)
Having a UPVC double glazed window, built in wardrobe and radiator.

EXTERNAL
Having a yard to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: A Annual price: £1748(Maximum 2026) Energy Performance Certificate Grade D Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea. Disclaimer The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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