



Miller Gardens, Pelton Fell, DH2 2NX  
3 Bed - House - Semi-Detached  
Offers Over £110,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* NICE LOCATION AND OUTLOOK \* DECEPTIVELY SPACIOUS \* MODERN BATHROOM AND EN SUITE \* ENCLOSED REAR GARDEN \* USEFUL UTILITY ROOM \* POPULAR LOCATION WITH GOOD ACCESS LINKS \*

p.a  
Tenure: Freehold  
EPC C

This deceptively spacious home enjoys a pleasant position with an attractive outlook and offers well-balanced accommodation ideal for a variety of buyers. The property benefits from a modern bathroom, a modern en suite to one of the bedrooms, a useful utility room and an enclosed rear garden.

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  
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>

The floorplan comprises an entrance hallway, comfortable lounge, dining kitchen and a utility room. To the first floor there are three bedrooms and a family bathroom, with one bedroom also benefiting from a modern en suite. Externally, there is an enclosed rear garden with pond.

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 – yes  
Probate – N/A  
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.  
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Miller Gardens forms part of the popular Pelton Fell area, a well-established residential location close to Chester le Street. The area is convenient for access to local amenities including shops, schools and everyday services, with further facilities available in Chester le Street town centre.

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.

The location is particularly well suited to commuters, with excellent road links via the A693 and A1(M) providing easy travel to Durham, Newcastle, Gateshead and Sunderland. Nearby green spaces, including Riverside Park and local walking routes, further enhance the appeal, making this a practical and well-connected location for a wide range of buyers.

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.

- Hallway
- Lounge
- Dining Kitchen
- Utility Room

**FIRST FLOOR**

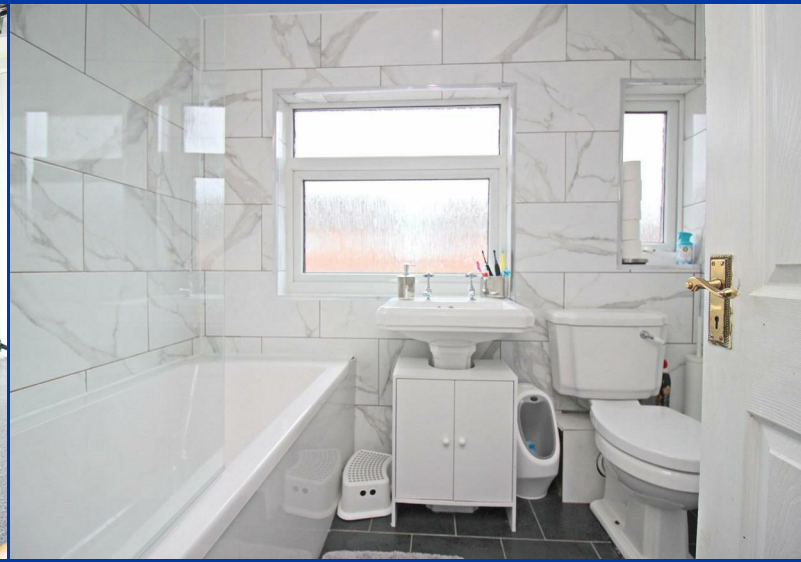
- Bedroom
- EnSuite
- Bedroom
- Bedroom
- Bathroom

**EXTERNAL**

Externally, there is an enclosed rear garden with pond

**AGENT'S NOTES**

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



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

# ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	83
(55-68) D	70
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscs.co.uk

www.robinsonsestateagents.co.uk