**Elm Avenue, Pelton, DH2 1NJ**

**2 Bed - House - Semi-Detached**

**£90,000**

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* NO ONWARD CHAIN * RARELY AVAILABLE * CUL DE SAC POSITION * GOOD SIZED PLOT * REQUIRES MODERNISATION * GARAGE AND DRIVEWAY * TWO GOOD SIZED BEDROOMS *

Offered for sale with no onward chain is this rarely available two bedroom home, occupying a pleasant cul de sac position within the traditionally popular village of Pelton. Standing on a good sized plot with off-street parking, garage and an enclosed rear garden, the property requires modernisation but offers excellent potential for a purchaser looking to create a home to their own taste and specification.

The floorplan comprises an entrance lobby, spacious lounge and a good sized dining kitchen with room for a dining table. To the first floor there are two well-proportioned bedrooms and a family bathroom.

Externally, there is a driveway to the front providing off-street parking and access to the garage. To the rear is a good sized enclosed garden offering plenty of outdoor space.

Elm Avenue is situated within the traditionally popular village of Pelton, offering convenient access to a range of local shops, schools and everyday amenities. Chester le Street town centre is only a short drive away, providing a wider range of shopping, leisure and recreational facilities, including Riverside Park.

The location is also well placed for commuters, with excellent access to the A1(M) and surrounding road networks providing straightforward travel to Durham, Newcastle, Gateshead and surrounding areas. With its cul de sac position, generous plot and scope for improvement, the property should appeal to a variety of buyers.

**Hallway**

**Lounge**

**Kitchen**

**FIRST FLOOR**

**Bedroom**

**Bedroom**

**Bathroom**

**External**

Externally, there is a driveway to the front providing off-street parking and access to the garage. To the rear is a good sized enclosed garden offering plenty of outdoor space.

**AGENT'S NOTES**

Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC - C

Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Probate – Not applicable.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – None known.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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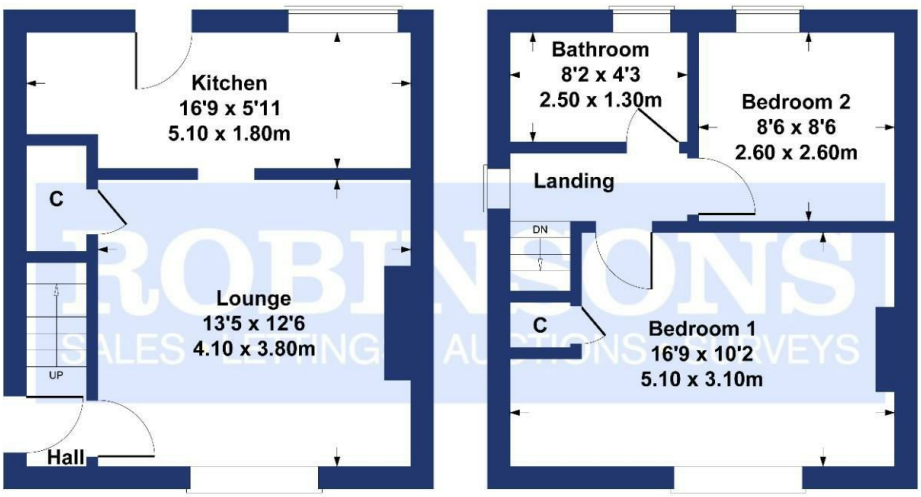
# Elm Avenue

**Approximate Gross Internal Area**
**635 sq ft - 59 sq m**

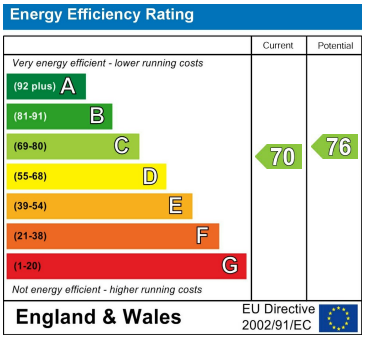



**GROUND FLOOR** **FIRST FLOOR**

**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





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RICS

ARLA Association of Residential Letting Agents

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