

COPELAND RESIDENTIAL

SALES & LETTINGS



Orchard Street, Pelton, DH2

Asking Price
£85,000

- Prime Village Location
- End Of Terrace
- Larger Than Average
- Well-Present Lounge + Generous Kitchen/Diner
- 2 Bedrooms With Fitted Wardrobes
- Modern Bathroom
- No Upper Chain
- Tenure: Freehold



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

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LARGER THAN AVERAGE END OF TERRACE / NO UPPER CHAIN - Located at the heart of the popular village of Pelton sits this well-presented 2 bedroom end of terrace on Orchard Street. Perfectly positioned for easy access to the village's many local amenities including 2 well regarded schools and a GP's surgery. The village also has several excellent transport links connecting to Newcastle, Gateshead, Chester-le-Street and Sunderland as well as being close to major 'A' roads for commuters. To be sold with no upper chain, this 'larger than average' property offers a well-proportioned and presented lounge with open access to a generous kitchen/diner towards the rear while to the first floor are 2 bedrooms with fitted wardrobes and a modernised bathroom with a matching 3-piece white bath suite and electric shower. Perfect for a first time buyer or as a 'buy to let' investment, early viewings are recommended.

Tenure: Freehold Council Tax Band: A

EPC In Progress

Room Descriptions

Hallway - Enter via a composite front door into a small carpeted hallway with access to a lounge and carpeted staircase to the first floor.

Lounge - 14'3 x 11'7 (4.35m x 3.56m) - Spacious lounge with wood flooring, front-facing UPVC double glazed window, built-in cupboard, wall mounted radiator and wall mounted gas fire. Fixed French doors and open access for the kitchen towards the rear.

Kitchen/Diner - 10'5 x 15'5 (3.20m x 4.72m) - Spacious kitchen/diner with tiled flooring and ample storage with numerous base and wall fitted units with downlighting, work surfaces and tiled splashback. Space for a freestanding cooker with a fitted glass splashback and overhead extractor. Enclosed freestanding washing machine and fridge/freezer. Stainless steel sink with mixer tap below a rear-facing UPVC double glazed window, composite door leading to the rear yard. Enclosed Baxi combination boiler.

First Floor Landing - Carpeted landing with access to 2 bedrooms and a bathroom. Wall mounted radiator.

Bedroom One - 14'4 x 9'1 (4.38m x 2.77m) - Carpeted bedroom with a front-facing UPVC double glazed window, fitted wardrobes, built-in cupboard with loft access and wall mounted radiator.

Bedroom Two 10' x 6'4 (3.04m x 1.95m) - Carpeted bedroom with a rear-facing UPVC double glazed window, fitted wardrobes and wall mounted radiator.

Bathroom - 6'8 x 6'5 (2.07m x 1.98m) - Tiled flooring and full height cladding splashback. Access to 3-piece white bathroom suite with an electric shower over the bath. Rear-facing UPVC double glazed window. Wall mounted heated towel rail.

Exterior - Well maintained yard to the rear with a shed.



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