



To buy

3 bed terraced house to buy in

The Avenue, Pelton, Chester Le Street,
Durham, DH2 1DT

£79,950

 x3  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Currently Tenanted at £600pcm
- ✓ EPC Rating C
- ✓ Large Rooms Throughout
- ✓ Three Bedrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

Pattinson Estate Agents are pleased to present to the market this well-presented three-bedroom detached family home, situated within the sought-after residential village of Pelton. Currently tenanted at £600 per calendar month, this property represents an excellent ready-made investment opportunity generating an immediate return, and is offered in great condition throughout.

On the ground floor, the accommodation is entered via a porch leading through to the entrance hallway, from which stairs rise to the first floor. The lounge sits to the front of the property, whilst a separate dining room to the rear provides a comfortable everyday living space. The kitchen is fitted with a range of wall and base units with roll-top worktops, a stainless steel sink with mixer tap, a four-ring gas hob and integrated electric oven, with a part-glazed UPVC door providing access to the rear.

To the first floor, the landing gives access to three well-proportioned bedrooms, one positioned to the front and two overlooking the rear. Completing the first floor accommodation is the family bathroom, fitted with a WC, pedestal wash hand basin, bath and mains shower over, with part-tiled walls and an extractor fan.

Externally, the rear of the property benefits from a low-maintenance courtyard garden with gated access onto the rear lane, making it a practical and manageable outdoor space for tenants.

The property is situated on The Avenue within the established village of Pelton, approximately two miles from Chester-le-Street, and offering a range of everyday amenities including local shops, schools, public houses and recreational facilities. The location provides excellent road links to Chester-le-Street, Stanley, Durham and Newcastle upon Tyne, with the A1(M) also readily accessible, making this an ideal investment in a well-connected and popular residential village.

Council Tax Band: A

Tenure: Freehold

Price: £79,950

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Vestibule

The property is entered via a UPVC part-glazed entrance door into a welcoming porch, laid with carpet.

Entrance Hallway

A wooden part-glazed door opens from the porch into the entrance hallway, which is carpeted and benefits from a central heating radiator, with stairs rising to the first floor.



Lounge

4.17m x 3.72m (13'8" x 12'2")

The lounge is positioned to the front of the property and features a double-glazed front-aspect window, central heating radiator and laminate flooring.



Dining Room

4.15m x 4.42m (13'7" x 14'6")

The dining room is situated to the rear and enjoys a double-glazed rear-aspect window, with laminate flooring and a central heating radiator.



Kitchen

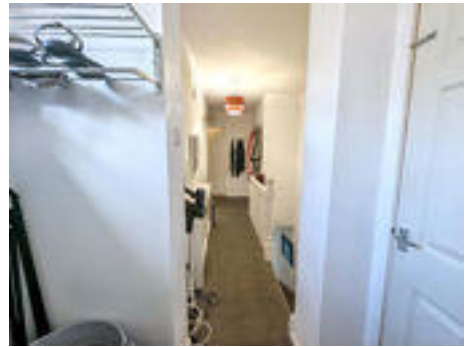
3.02m x 2.61m (9'10" x 8'6")

The kitchen is fitted with a range of wall and base units beneath a roll-top worktop, with a stainless steel single sink and mixer tap, four-ring gas hob and integrated electric oven. A double-glazed rear-aspect window and part-glazed UPVC door provide light and rear access, whilst built-in storage, a central heating radiator and ceramic tile flooring complete the room.



First Floor Landing

The first floor landing has a double-glazed side-aspect window and central heating radiator, providing access to all three bedrooms and the family bathroom.



Bedroom One

4.72m x 2.74m (15'5" x 8'11")

The principal bedroom is a well-proportioned double room to the front of the property, with a double-glazed front-aspect window, central heating radiator and carpet throughout.



Bedroom Two

3.40m x 3.19m (11'1" x 10'5")

Bedroom two is positioned to the rear of the property and is laid with carpet, benefiting from a double-glazed rear-aspect window and central heating radiator.



Bedroom Three

2.37m x 3.65m (7'9" x 11'11")

Bedroom three is also to the rear, with carpet flooring, a double-glazed rear-aspect window and a central heating radiator.



Family Bathroom

2.46m x 1.69m (8'0" x 5'6")

The family bathroom is fitted with a WC, pedestal wash hand basin, bath and mains shower over bath, with part-tiled walls, vinyl flooring, an extractor fan and a central heating radiator. A double-glazed front-aspect window provides natural light.



Externally

To the rear, the property benefits from a low-maintenance courtyard garden with gated access leading onto the rear lane, providing a practical and easily managed outdoor space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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