



The Wynd | Pelton | Chester Le Street | DH2 1EG

This three-bedroom semi-detached home is beautifully appointed, presenting an excellent opportunity for first-time buyers. The property features an entrance hall leading to a lounge and a modern kitchen/diner equipped with integrated appliances, complemented by a rear lobby. Upstairs, the first-floor landing gives access to three bedrooms and a family bathroom. Externally, the home boasts attractive gardens to both the front and rear, with potential for off-road parking and there is a hard-stand to the side. Benefiting from gas combi central heating and full uPVC double glazing, this freehold property is categorised under Council Tax Band A and has an EPC rating of D (66). A virtual tour is readily available for your convenience.

£130,000

- Semi-detached home is a perfect for a FTB
- 3 bedrooms
- Gardens to front and rear
- Potential off-street parking
- Modern kitchen/diner:



Property Description

HALLWAY

uPVC double glazed entrance door, laminate floor tiles, stairs to the first floor, hard-wired smoke alarm, telephone point and glazed doors leading to the lounge and kitchen/diner.

LOUNGE

15' 5" x 10' 7" (4.72m x 3.25m) A dual aspect room with uPVC double glazed windows to the front and rear. Fireplace, suitable for an electric fire, laminate flooring, two double radiators, feature wall panelling, TV aerial point and satellite TV cables.

KITCHEN/DINER

15' 5" x 11' 2" (4.72m x 3.42m) A dual aspect room with uPVC double glazed windows overlooking the front and rear gardens. Fitted with a modern range of high gloss white wall and base units with soft closing doors and drawers. Contrasting laminate worktops and upturns. Integrated fan assisted double oven/grill, inset four ring gas hob with splash-back and

extractor canopy over. Integrated fridge and freezer, sink with vegetable drainer and mixer tap, plumbed for a washing machine. Space for a dining table, inset LED spotlights, laminate floor tiles, double radiator and a door leading to the rear hallway.

REAR HALLWAY

Storage area beneath the stairs, laminate floor tiles, inset LED spotlight and a uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window, single radiator, loft access hatch with pull-down ladder (part boarded for storage). Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 0" x 10' 10" (3.07m x 3.32m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window,

double radiator and coving.

BEDROOM 2 (TO THE FRONT)

9' 8" x 11' 3" (2.96m x 3.44m) Storage cupboard, uPVC double glazed window, feature panelled wall, single radiator and coving.

BEDROOM 3 (TO THE REAR)

5' 2" x 7' 8" (1.60m x 2.36m) uPVC double glazed window, single radiator and coving.

BATHROOM

5' 6" x 8' 3" (1.70m x 2.54m) A white suite featuring a panelled bath with glazed screen, tiled splash-backs and an electric shower. Pedestal wash basin, WC, uPVC double glazed window, shaver socket, ceiling extractor fan, single radiator and LE spotlights.

EXTERNAL

TO THE FRONT & SIDE

Open plan lawn. There is a hard stand to the side which is currently used for unofficial off-street parking. Please note that an application for a dropped curb would be required and installed by an authorised contractor.

TO THE REAR

A lawn garden with patio and shed. Enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of

identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

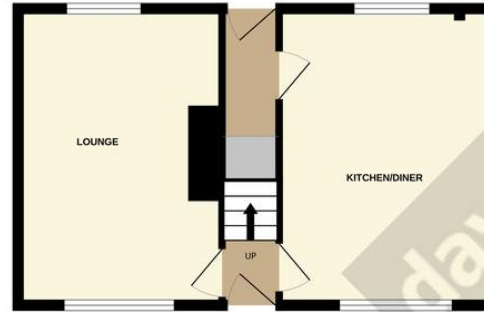
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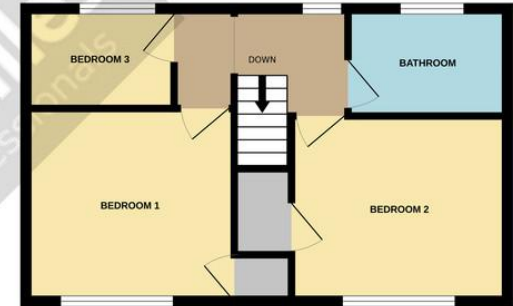
info@davidbailes.co.uk

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GROUND FLOOR
35.0 sq.m. (377 sq.ft.) approx.



1ST FLOOR
35.7 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 70.8 sq.m. (762 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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