



## 2 bed terraced house to buy in

New Grange Terrace, Pelton Fell, Chester  
Le Street, Durham, DH2 2PB

**£60,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Two Bedroom End Of Terrace
- ✓ Two Reception Rooms
- ✓ No Upper Chain
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

We are delighted to offer for sale this charming 2-bedroom end of terrace house located in the pleasant locality of Pelton Fell, Chester Le Street. The property comes without an upper chain, presenting a fantastic opportunity for first-time buyers or seasoned property investors alike.

On entering, you are immediately welcomed by one of two generously-sized reception rooms with plenty of space for dining and lounging alike, offering a versatile space to suit your lifestyle. Moving on to the rest of the property.

Both of the bedrooms are of a decent size, providing a setup perfectly tailored to a small family or a pair of professional sharers. The accompanying bathroom is light and modern, fitted with all the amenities you would expect in a present-day home.

It should be noted that as an end-of-terrace property, this house benefits from a slightly larger plot, as compared to the mid-terrace properties, offering a good amount of space outdoor, which can be landscaped to your liking.

Situated in vibrant Pelton Fell, Chester Le Street, the property's locale is a major selling point. It offers excellent access to local shops, schools, and transport links, amongst other amenities.

Whether you're a first-time buyer looking to make your step onto the property ladder or an investor seeking a potentially high-yield investment, look no further. This property could be the perfect fit for you.

Make sure not to miss this opportunity. Contact us to book a viewing as soon as possible.

Council Tax Band: A

Tenure: Freehold

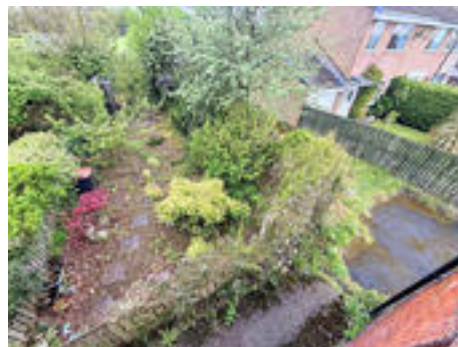
Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Front Garden



## Living Room

4.60m x 3.90m (15'1" x 12'9")



## Dining Room

4.40m x 2.30m (14'5" x 7'6")



## Kitchen

4.50m x 2.10m (14'9" x 6'10")



## Bedroom 1

4.80m x 3.40m (15'8" x 11'1")



## Bedroom 2

2.80m x 2.40m (9'2" x 7'10")



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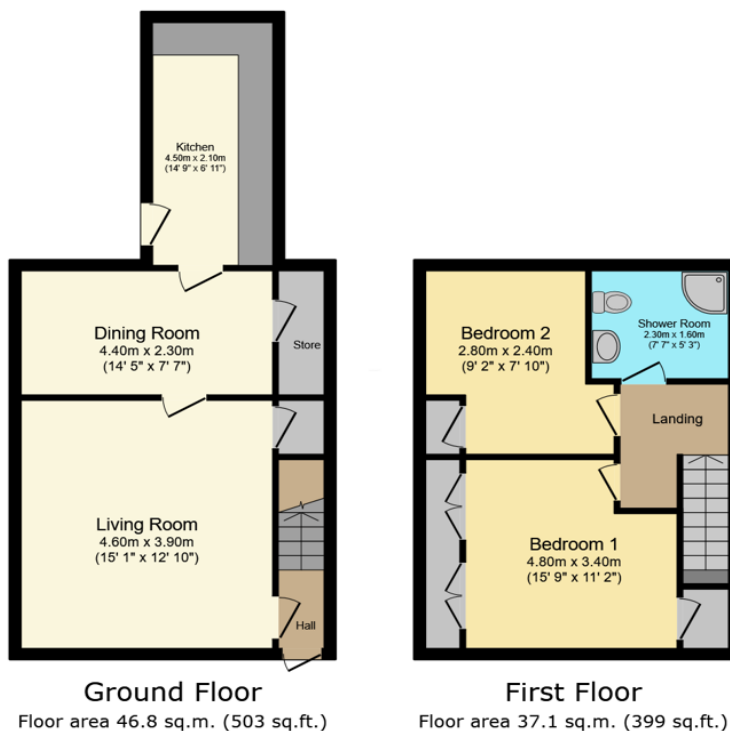
## Shower Room



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## Rear Yard





Total floor area: 83.9 sq.m. (903 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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