



Pear Tree Terrace, Castle Dene, DH3 4HD  
2 Bed - House - End Terrace  
£230,000

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## Pear Tree Terrace Castle Dene, DH3 4HD

\* NO CHAIN \* BEAUTIFULLY PRESENTED AND MUCH IMPROVED \* CHARACTER PROPERTY FANTASTIC LOCATION \* SEMI-RURAL LOCATION WITH EXCELLENT ACCESS LINKS \* HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT \* ALL ROOMS OF EXCELLENT SIZE \* LARGE GARAGE / WORKSHOP \* DRIVEWAY AND GARDEN \* MUST BE VIEWED \*

Pear Tree Terrace is located in Castle Dene, a small hamlet on the outskirts of Chester-le-Street, offering good access to schools, amenities, recreational facilities, and motoring links, including the A1(M), which connects to major towns and cities like Durham, Gateshead, Newcastle-upon-Tyne, Sunderland, and Darlington. The property is expected to be exceptionally popular, so early internal inspection is highly recommended to avoid missing out on this rare opportunity.

The property has been extensively refurbished to an exceptionally high standard, with a floorplan that includes an entrance hallway, a comfortable lounge, and a stunning integrated breakfasting kitchen fitted with a range of high-quality wall and base units, leading to a rear porch.

On the first floor, there are two double bedrooms, each with a pleasant outlook, and a large bathroom featuring both a bath and separate shower cubicle.

Externally, the rear has a yard with a shed and outside storage. To the side, there is an enclosed driveway providing off-street parking, along with a large integrated garage/workshop with additional storage overhead. To the front, across a small path, lies an enclosed garden, predominantly laid to lawn.























## GROUND FLOOR

### Hallway

### Lounge

14'9" x 12'5" (4.5 x 3.8)

### Dining Kitchen

18'8" x 9'10" (5.7 x 3)

### Rear Porch

### Garage / Workshop

23'11" x 9'10" (7.3 x 3)

## FIRST FLOOR

### Landing

### Bedroom One

15'1" x 13'1" (4.6 x 4)

### Bedroom Two

11'9" x 10'5" (3.6 x 3.2)

### Bathroom

7'10" x 7'10" (2.4 x 2.4)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



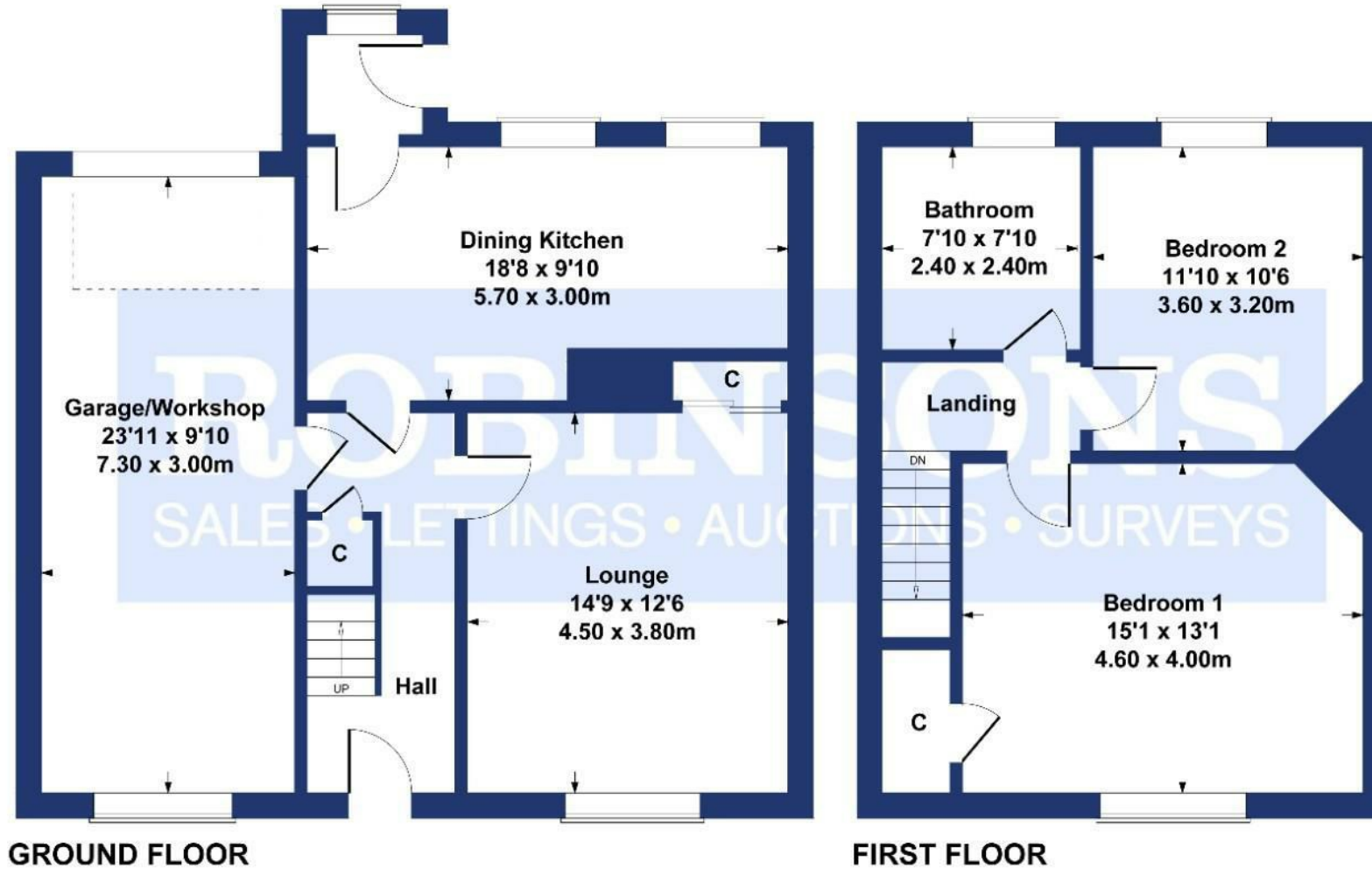




# Pear Tree Terrace

Approximate Gross Internal Area  
1205 sq ft - 112 sq m

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



## 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. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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