



Wood Street, Pelton, DH2 1EE  
2 Bed - House - Mid Terrace  
£55,000

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## Wood Street Pelton, DH2 1EE

\* NO CHAIN \* LARGE MAIN BEDROOM \* PLEASANT OUTLOOK TO FRONT \* SPACIOUS REAR YARD \* POPULAR LOCATION \*

Offered for sale with no onward chain, this two-bedroom mid-terraced home is pleasantly situated and offers great potential for buyers looking to modernise and make it their own. The property benefits from uPVC double glazing and gas-fired central heating.

The floor plan comprises an entrance lobby, comfortable lounge and a spacious dining kitchen on the ground floor, while to the first floor there are two bedrooms, the main being of particularly generous size, along with a bathroom. Externally, the property enjoys a pleasant outlook to the front across greenery and a sizeable rear yard providing useful outdoor space.

The property is located in the village of Pelton, near Chester le Street, which offers a good range of local amenities including shops, primary schools, pubs and recreational facilities. Excellent transport and road links provide easy access to Chester le Street, Durham, Newcastle and the A1(M), making the area ideal for commuters. The nearby countryside and walking routes add to the village's appeal, combining a semi-rural feel with convenient access to surrounding towns and cities. This property presents an excellent opportunity for a variety of buyers, particularly those seeking a home with potential in a well-connected and popular location.















## GROUND FLOOR

### Entrance Lobby

### Lounge

14'9" x 14'5" (4.5 x 4.4)

### Kitchen / Diner

14'9" x 10'2" (4.5 x 3.1)

## FIRST FLOOR

### Landing

### Bedroom

14'9" x 14'5" (4.5 x 4.4)

### Bedroom

9'10" x 8'6" (3 x 2.6)

### Bathroom

6'10" x 5'10" (2.1 x 1.8)

## AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 156 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

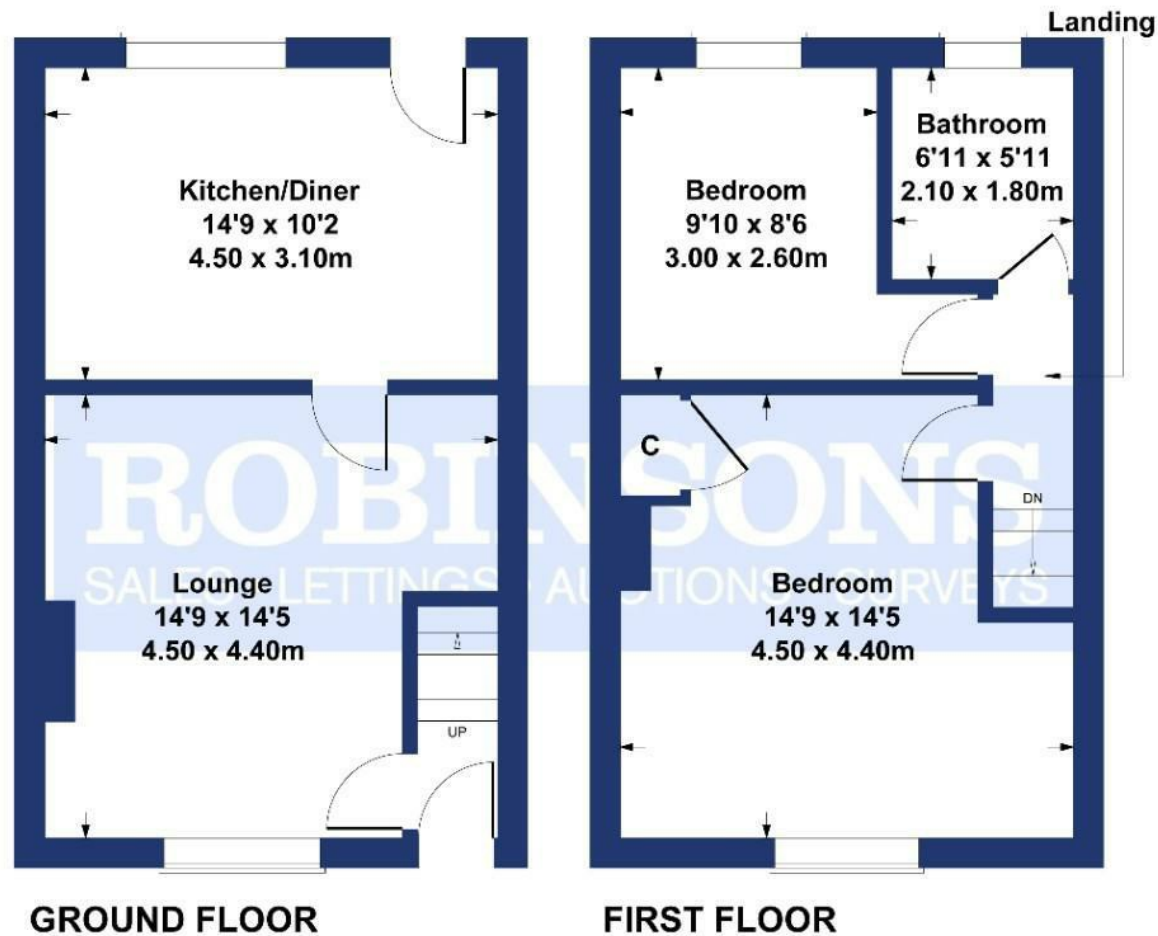
Energy Rating: E

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.



# Wood Street

Approximate Gross Internal Area  
743 sq ft - 69 sq m



## 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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