



Rosecroft, Pelton, DH2 1NL
3 Bed - House - Detached
£950 Per Calendar Month

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Rosecroft

Pelton, DH2 1NL

* AVAILABLE NOW * VERY WELL PRESENTED * RARELY AVAILABLE * EN-SUITE MASTER BEDROOM * TWO RECEPTION ROOMS * ENCLOSED REAR GARDEN * DRIVEWAY AND PARKING * IDEAL FOR A VARIETY OF TENANTS *

This well presented detached home is situated within the desirable Rosecroft cul-de-sac in Newfield, Pelton. Rarely available on the rental market, the property offers spacious and flexible accommodation that is ideal for a variety of tenants looking for a blend of comfort and convenience in a quiet residential setting.

The internal layout has been designed to offer practical living space with a welcoming flow. The entrance hallway leads to the versatile ground floor accommodation, including a dining room that offers great flexibility as a dedicated home office. The spacious lounge provides a comfortable area for relaxation, while the kitchen is well-positioned for daily living. A convenient downstairs WC completes the ground floor layout.

To the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from its own private en-suite facilities, while the remaining bedrooms are served by a family bathroom featuring a clean, white suite. The interior is finished to a good standard throughout, ensuring a warm and inviting atmosphere.

Externally, the property benefits from an enclosed rear garden, providing a space for outdoor enjoyment. A driveway to the front offers essential off-street parking.

Rosecroft is located within the popular Newfield area of Pelton, offering easy access to a range of local amenities including shops, primary schooling and regular public transport. Chester le Street is only a short drive away, providing further facilities such as supermarkets, cafés, leisure services and a mainline railway station with direct links to Durham and Newcastle.

Bond: £950

** Specifications: Unfurnished. Families welcome. No Smokers Allowed. Pets Considered**

Required earnings: Tenant Income £34,200 Guarantor Income £34,200 (if required)









Entrance Hallway

Lounge

Dining Room

Kitchen

W.C

FIRST FLOOR

Bedroom

En Suite

Bedroom

Bedroom

Bathroom

External

Externally, the property benefits from an enclosed rear garden, providing a space for outdoor enjoyment. A driveway to the front offers essential off-street parking.

Agent's Notes

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Tenant specification: Pets considered, no smokers.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

Redress

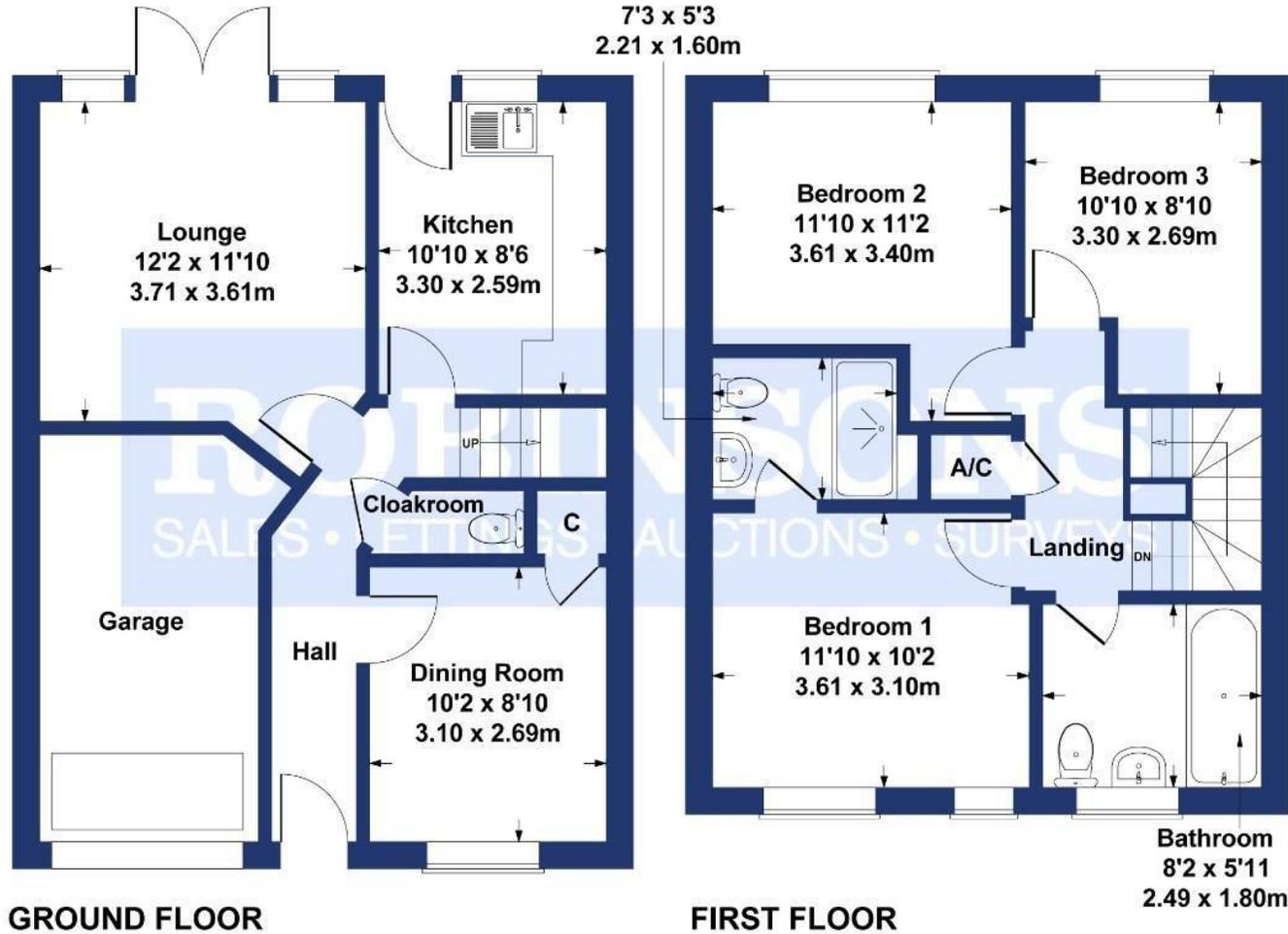
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



Rosecroft

Approximate Gross Internal Area
965 sq ft - 90 sq m
(Excluding Garage)

En-suite
7'3 x 5'3
2.21 x 1.60m



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			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
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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