



Miller Gardens, Pelton Fell, DH2 2NX
3 Bed - House - Semi-Detached
Offers Over £100,000

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* NICE LOCATION AND OUTLOOK * DECEPTIVELY SPACIOUS * MODERN BATHROOM AND EN SUITE * ENCLOSED REAR GARDEN * USEFUL UTILITY ROOM * POPULAR LOCATION WITH GOOD ACCESS LINKS *

p.a
Tenure: Freehold
EPC C

This deceptively spacious home enjoys a pleasant position with an attractive outlook and offers well-balanced accommodation ideal for a variety of buyers. The property benefits from a modern bathroom, a modern en suite to one of the bedrooms, a useful utility room and an enclosed rear garden.

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>

The floorplan comprises an entrance hallway, comfortable lounge, dining kitchen and a utility room. To the first floor there are three bedrooms and a family bathroom, with one bedroom also benefiting from a modern en suite. Externally, there is an enclosed rear garden with pond.

Miller Gardens forms part of the popular Pelton Fell area, a well-established residential location close to Chester le Street. The area is convenient for access to local amenities including shops, schools and everyday services, with further facilities available in Chester le Street town centre.

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – N/A
Rights & Easements – None known
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>
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

The location is particularly well suited to commuters, with excellent road links via the A693 and A1(M) providing easy travel to Durham, Newcastle, Gateshead and Sunderland. Nearby green spaces, including Riverside Park and local walking routes, further enhance the appeal, making this a practical and well-connected location for a wide range of buyers.

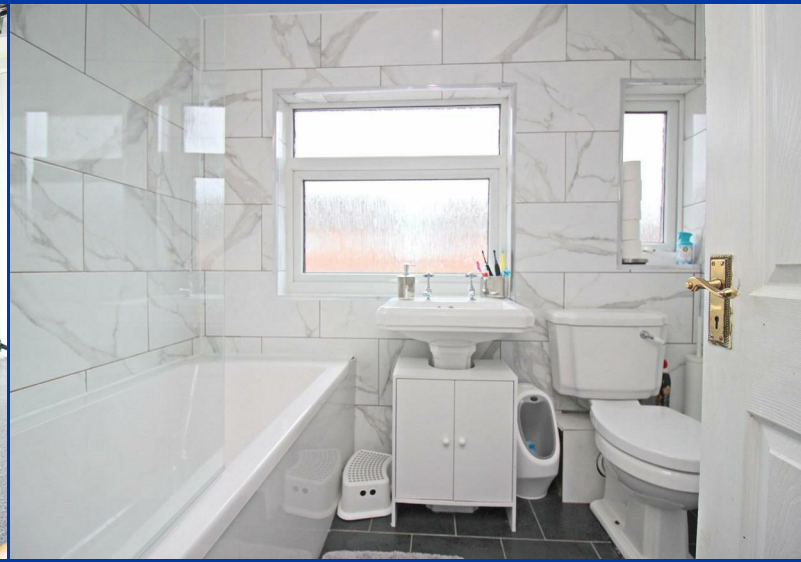
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

- Hallway
- Lounge
- Dining Kitchen
- Utility Room
- FIRST FLOOR
- Bedroom
- EnSuite
- Bedroom
- Bedroom
- Bathroom

EXTERNAL
Externally, there is an enclosed rear garden with pond

AGENT'S NOTES
Council Tax: Durham County Council, Band A - Approx. £1,701

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.



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We are in the process of producing a floorplan for this property. Please check back later.

Alternatively you can call us to register your interest on 0191 387 3000.

| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 83 |
| (55-68) D | 70 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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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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