

Pelaw Crescent, South Pelaw, DH2 2HU
3 Bed - House - Semi-Detached
£175,000

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Pelaw Crescent
South Pelaw, DH2 2HU

* WELL PRESENTED AND MAINTAINED * SPACIOUS FAMILY HOME * SOUTH FACING LARGE PRIVATE GARDEN * ATTRACTIVE DINING KITCHEN * GOOD SIZED BEDROOMS * EXCELLENT LOCATION *

Well presented and well maintained throughout, this spacious family home occupies a highly convenient position within Chester le Street and offers generous accommodation together with a particularly impressive garden. The property should appeal to a variety of buyers, including first-time buyers and families.

The floorplan comprises a welcoming entrance hallway, comfortable lounge and an attractive dining kitchen fitted with an excellent range of wall and base units, providing ample storage and workspace together with plenty of room for family dining.

To the first floor there are three good sized bedrooms and a well-appointed family bathroom.

Externally, the property enjoys a particularly large enclosed garden, which has been well maintained and offers a good degree of privacy, creating a superb space for children, gardening or outdoor entertaining. There are also useful brick-built outhouses providing additional storage. To the rear, the property enjoys a further lawned garden.

Pelaw Crescent occupies an excellent position within easy reach of Chester le Street town centre, where there is a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. The property is also conveniently located for well-regarded primary and secondary schools, making it particularly appealing to families.

Riverside Park, Durham Cricket's Riverside Ground and a range of leisure facilities are all nearby, while excellent transport links via the A1(M), Chester le Street railway station and regular bus services provide straightforward access to Durham, Newcastle, Sunderland and surrounding areas. The combination of generous accommodation, excellent outdoor space and a highly convenient location makes this an outstanding opportunity for a wide range of buyers.































GROUND FLOOR

Hallway
13'1" x 6'6" (4 x 2)

Lounge
13'9" x 13'1" (4.2 x 4)

Dining Kitchen
20'4" x 9'6" (6.2 x 2.9)

FIRST FLOOR

Landing

Bedroom
13'1" x 10'9" (4 x 3.3)

Bedroom
10'5" x 9'6" (3.2 x 2.9)

Bedroom
9'10" x 8'10" (3 x 2.7)

Bathroom
9'6" x 5'10" (2.9 x 1.8)

AGENT'S NOTES
Council Tax: Durham County Council, Band A
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating

EPC - C
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
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Probate – Not applicable
Rights & Easements – Please confirm with your legal advisor.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – None known.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





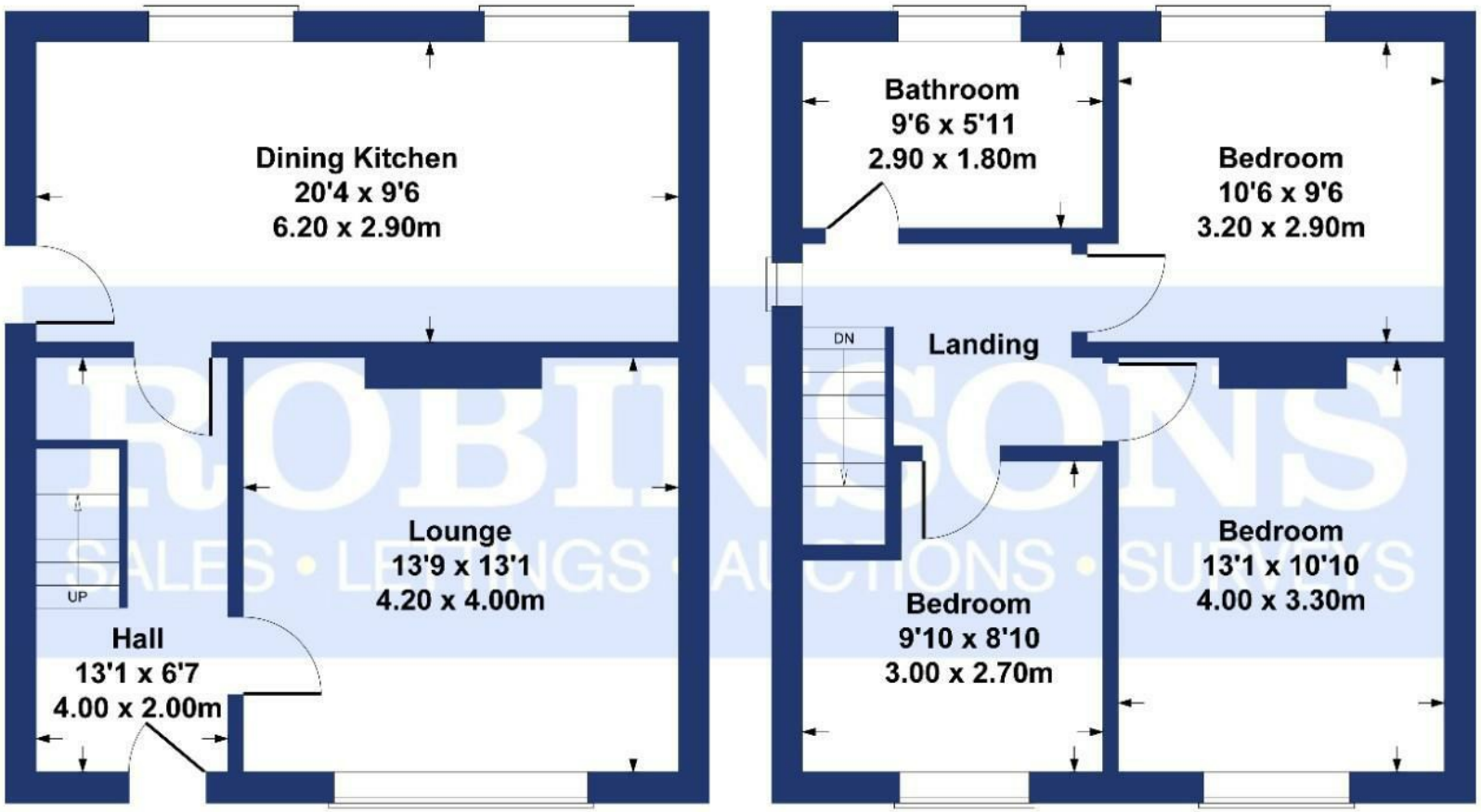




Pelaw Crescent

Approximate Gross Internal Area

936 sq ft - 87 sq m



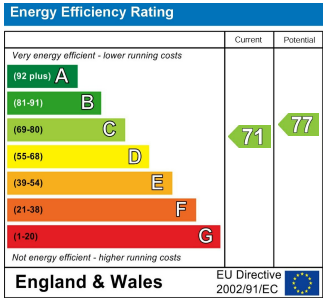
GROUND FLOOR

FIRST FLOOR

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. 2026



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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