



Gardiner Crescent, Pelton Fell, DH2 2NJ  
2 Bed - House - Semi-Detached  
£94,950

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# Gardiner Crescent

## Pelton Fell, DH2 2NJ

\* NO CHAIN \* RE-FITTED SHOWER ROOM/WC \* LARGE LOUNGE \* DETACHED GARAGE \*  
NICE OUTLOOK TO FRONT \* TWO SPACIOUS BEDROOMS \* LOTS OF POTENTIAL \*

Offered to the market with the benefit of no onward chain is this deceptively spacious and pleasantly situated semi-detached house, which also includes a detached garage.

Set in a lovely position with a pleasant outlook to the front over greenery, the property provides plenty of potential and has already been improved with the addition of an attractive re-fitted shower room/WC.

The floorplan comprises an entrance hallway, useful storage/utility room, a large and inviting lounge and dining room with dual aspect windows bringing in excellent natural light, and a kitchen. To the first floor there are two generously sized bedrooms, ample storage, and the impressive shower room/WC.

Externally, to the front is a low-maintenance garden area which some neighbouring homeowners have converted into off-street parking if desired. To the rear is a pleasant enclosed garden with brick-built storage, along with a detached garage.

Gardiner Crescent in Pelton Fell is a popular location offering a balance of peace and convenience. The area benefits from local shops and amenities within walking distance, while Chester-le-Street town centre is only a short drive away, providing a wider range of facilities, supermarkets, and the mainline railway station for quick connections to Newcastle, Durham, and beyond.

There are regular bus services through the village, good access to the A1(M), and a choice of schools within easy reach. Riverside Park and other green spaces nearby add to the appeal, making this a convenient and well-placed spot for a wide range of buyers.



















## GROUND FLOOR

Hallway

Utility / Storage

Lounge / Dining Room

19'0" x 11'9" (5.8 x 3.6)

Kitchen

7'10" x 10'9" (2.4 x 3.3)

## FIRST FLOOR

Landing

Bedroom

14'1" x 9'10" (4.3 x 3)

Bedroom

15'5" x 9'10" (4.7 x 3)

Shower Room / WC

8'2" x 4'11" (2.5 x 1.5)

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 76 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: D



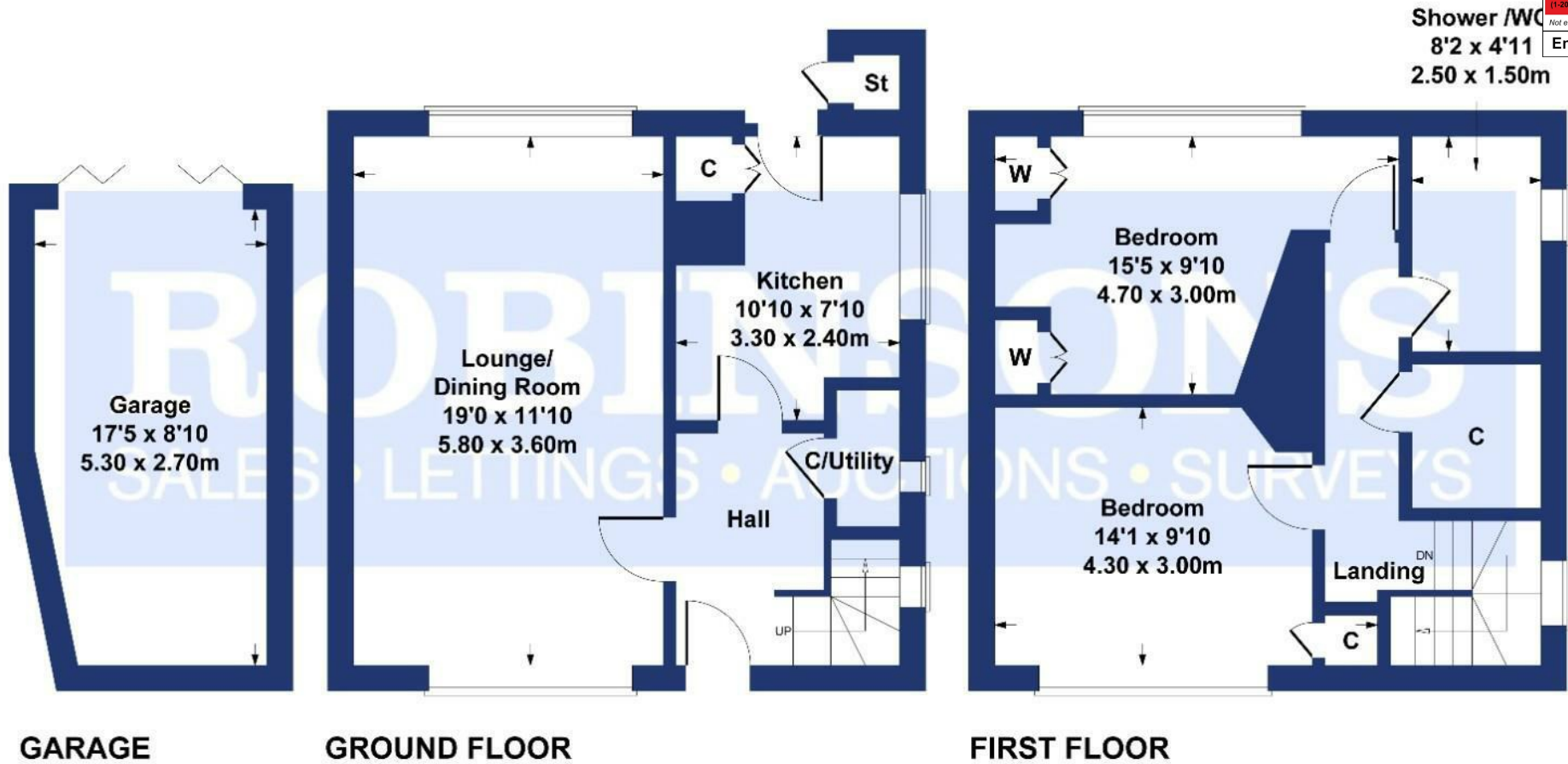
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons 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.

# Gardiner Crescent

Approximate Gross Internal Area  
1012 sq ft - 94 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	62	81



## 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.

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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.

