



Brecon Place, Perkinsville, DH2 1HX
3 Bed - House - End Terrace
£95,000

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Brecon Place

Perkinsville, DH2 1HX

**** No Chain - Popular Residential Location - Ideal for First-Time Buyers, Families, and Investors - Nearby Amenities and Transport Connections - Bright and Spacious Living Area - Roomy Kitchen - Parking to Rear - Brick-Constructed Outbuilding ****

Offered to the market with the benefit of immediate vacant possession is this three-bedroom end link in the semi-rural village of Perkinsville. The village boasts convenient proximity to shops, eateries, a primary school, and a church - all within walking distance.

There are also excellent transport links, including regular bus routes into Newcastle and easy access via the A1(M).

The house itself offers ample family space, with a floorplan comprising of: entrance hallway, large inviting lounge and dining room, and a sizeable kitchen. On the first floor there are three well proportioned bedrooms, the bigger of the two with ample storage, and there is a family bathroom with separate shower cubicle.

At the rear of the property is a low maintenance garden, with gated access providing off-street car parking. There is also a brick built outhouse.

Perkinsville is a small village located in County Durham, North East England. It is situated immediately to the north of Pelton and to the north-west of Chester-le-Street. The village was constructed between 1858 and 1871 by Edward Moseley Perkins, who ran Birtley Iron Works and two local coal mines. The village was originally laid out in a simple colliery housing style with streets named "A street" through "E Street" and a North Street, but in the 20th century there was considerable redevelopment of the village. Today, Perkinsville has a few shops including a convenience store, a fish and chip shop, and a beauty salon.

Contact us now to schedule a viewing appointment.











GROUND FLOOR

Hallway

Lounge / Dining Area

23'11" x 13'1" max (7.3 x 4 max)

Kitchen

11'5" x 10'9" (3.5 x 3.3)

FIRST FLOOR

Landing

Bedroom

10'5" x 10'5" (3.2 x 3.2)

Bedroom

10'5" x 8'10" (3.2 x 2.7)

Bedroom

8'10" x 7'6" (2.7 x 2.3)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

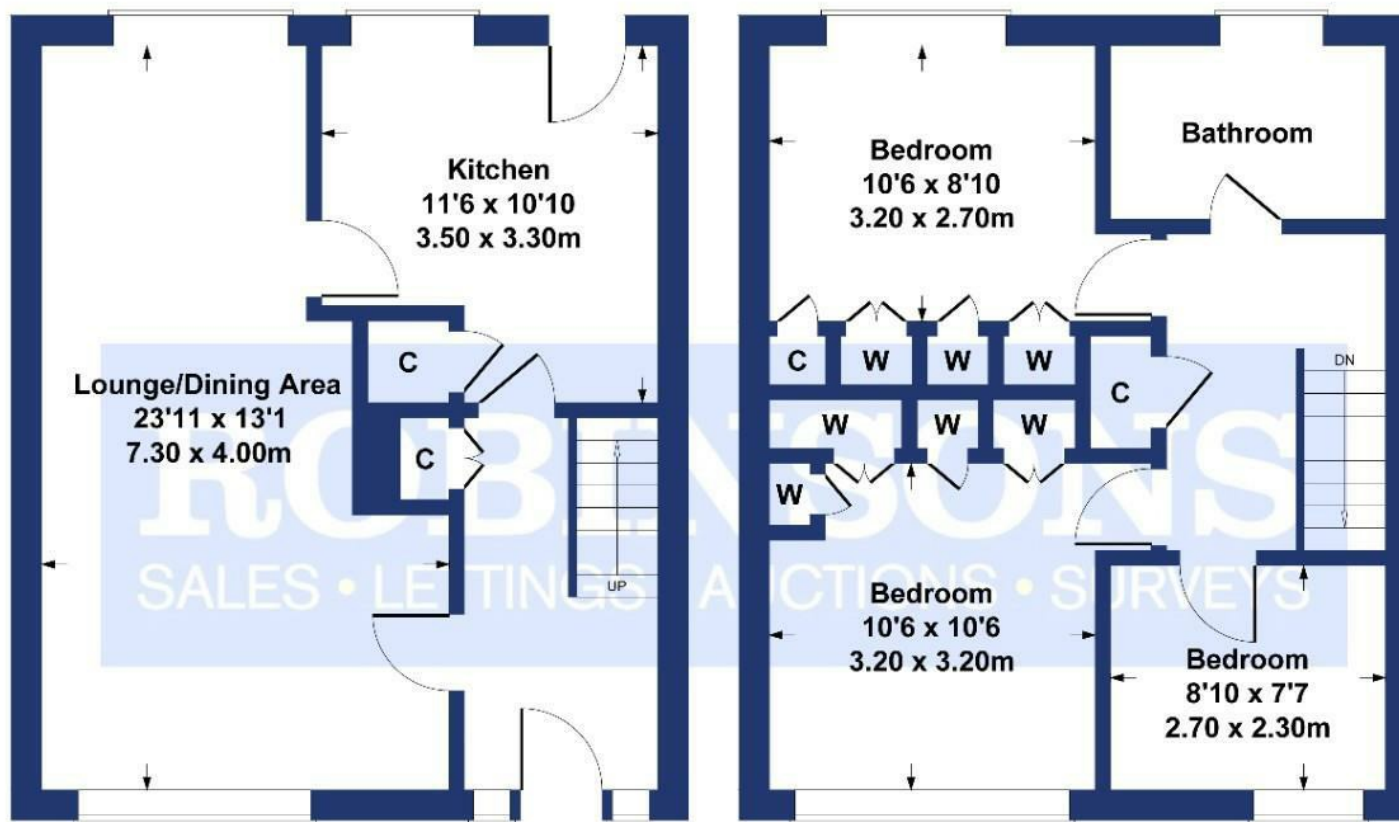
Council Tax: Durham County Council, Band A approx £1,469pa

Energy Rating: TBC

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.

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Approximate Gross Internal Area
947 sq ft - 88 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
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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