



Masefields, Pelton Fell, DH2 2QA
3 Bed - House - Semi-Detached
£110,000

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*** NO CHAIN * SPACIOUS FAMILY HOME * NICE OUTLOOK TO FRONT * UTILITY ROOM * ENCLOSED REAR GARDEN * POPULAR LOCATION ***

Offered for sale with no onward chain is this spacious three bedroom semi-detached home, pleasantly positioned within the popular Masefield area of Pelton Fell. Enjoying an attractive outlook over a grassed area to the front, the property offers well-proportioned accommodation and should appeal to a variety of buyers, particularly families and first-time purchasers.

The floorplan comprises an entrance hallway, generous lounge and a spacious dining kitchen fitted with a range of modern units, providing an excellent space for everyday living and entertaining. The ground floor also benefits from a useful utility room, adding further practicality. To the first floor there are three bedrooms, all benefitting from useful storage, along with a modern family bathroom.

Externally, the property enjoys an open outlook to the front overlooking green space, while to the rear there is an enclosed garden providing a pleasant outdoor area for families, pets or outdoor dining.

Masefield is situated within Pelton Fell, a popular residential area which has remained a firm favourite with buyers due to its convenient location and excellent access to local amenities. The area is well served by local shops, schools, takeaways and everyday services in nearby Chester le Street town centre.

For commuters, the property is particularly well placed, with excellent road links via the A693 and A1(M) providing straightforward access to Durham, Newcastle, Gateshead, Sunderland and surrounding areas. Chester le Street railway station is also within easy reach and offers direct rail services both north and south.

The area benefits from a range of nearby green spaces and walking routes.



GROUND FLOOR

Hallway

Lounge

14'9" x 11'5" (4.5 x 3.5)

Kitchen / Diner

14'9" x 10'9" (4.5 x 3.3)

Utility

6'10" x 4'11" (2.1 x 1.5)

FIRST FLOOR

Landing

Bedroom 1

12'5" x 11'5" (3.8 x 3.5)

Bedroom 2

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

Bedroom 3

9'10" x 7'10" (3 x 2.4)

Bathroom

7'10" x 5'6" (2.4 x 1.7)

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC - C

Property Construction – Understood to be of standard construction

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>

Building Safety – The Vendor is 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 – not applicable

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.

Accessibility/Adaptations – none known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

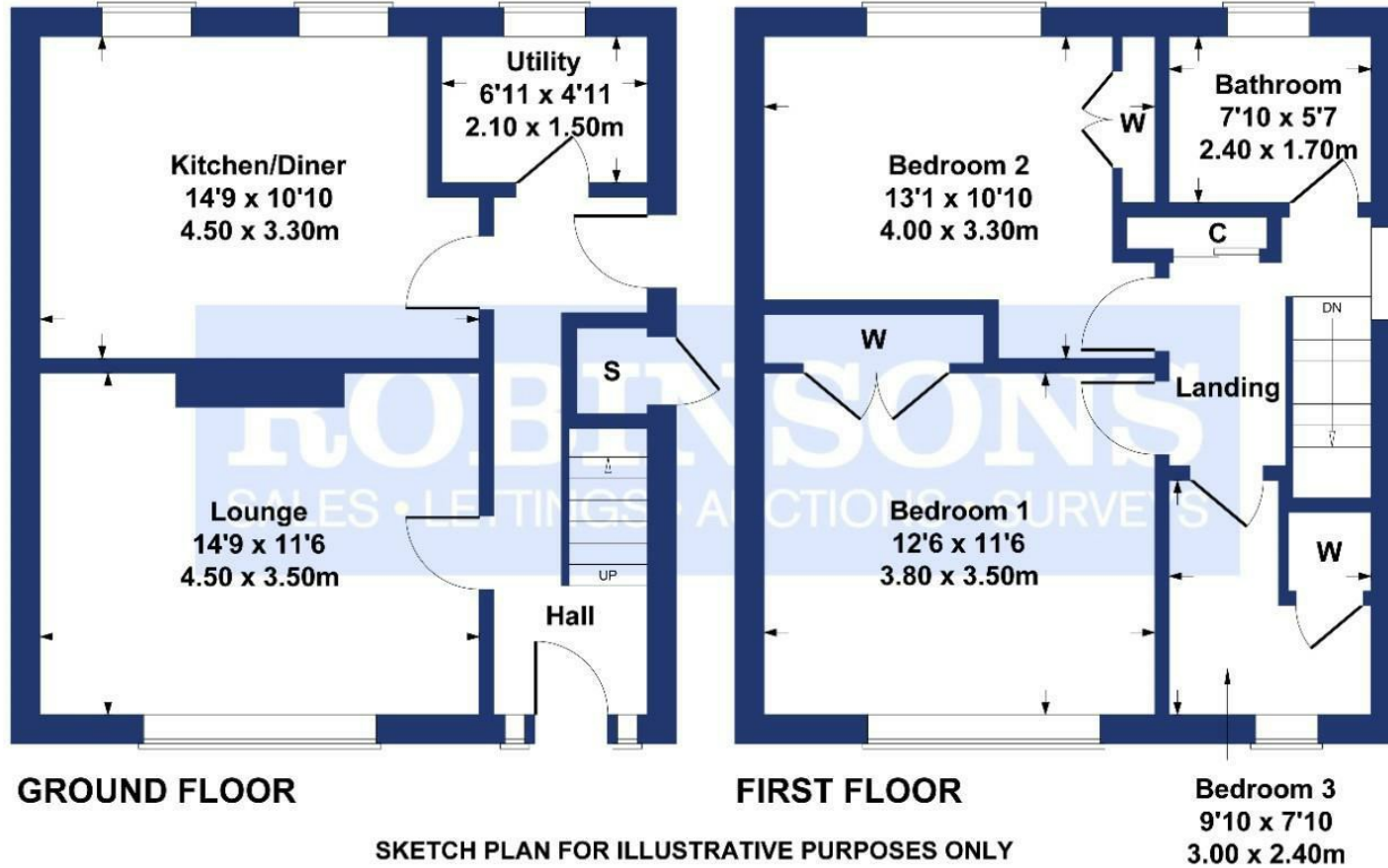
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Masefields

Approximate Gross Internal Area
926 sq ft - 86 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.