Edenfield, West Pelton, DH9 6SS
2 Bed - House - Semi-Detached
Offers In The Region Of £99,950

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Edenfield
West Pelton, DH9 6SS

* NEW ROOF TWO YEARS AGO * NEW KITCHEN TWO YEARS AGO * COMBI BOILER UNDER GUARANTEE * TWO GOOD SIZED BEDROOMS * SPACIOUS LOUNGE AND DINING ROOM * NICE OUTLOOK * SEMI-RURAL LOCATION *

Offering an excellent combination of spacious accommodation and recent improvements is this well-proportioned two bedroom semi-detached home, pleasantly positioned within West Pelton. The property benefits from a new roof and kitchen, both approximately two years old, together with a gas combination boiler which remains under guarantee. With an attractive outlook and a pleasant semi-rural setting, the property should appeal to a variety of buyers.

The floorplan comprises an entrance hallway, spacious lounge and dining room providing plenty of room for both relaxing and entertaining, and an attractive fitted kitchen. To the first floor there are two good sized bedrooms and a bathroom fitted with an attractive white suite.

Externally, the property benefits from an enclosed rear yard providing useful and low maintenance outside space.

Edenfield is situated within West Pelton, enjoying a semi-rural setting whilst remaining conveniently placed for Chester le Street, Stanley and the surrounding areas. The property is also well positioned for access to Beamish Museum and the surrounding countryside, providing a variety of attractive walks and outdoor spaces nearby. Local shops, schools and everyday amenities are within easy reach, while good road links provide convenient access to the A1(M), Durham, Newcastle, Gateshead and the wider North East.

KEEP

GROUND FLOOR

Hallway

Living Area
13'9" x 10'5" (4.2 x 3.2)

Dining Area
8'2" x 7'6" (2.5 x 2.3)

Kitchen
9'2" x 7'10" (2.8 x 2.4)

FIRST FLOOR

Landing

Bedroom
13'9" x 11'1" (4.2 x 3.4)

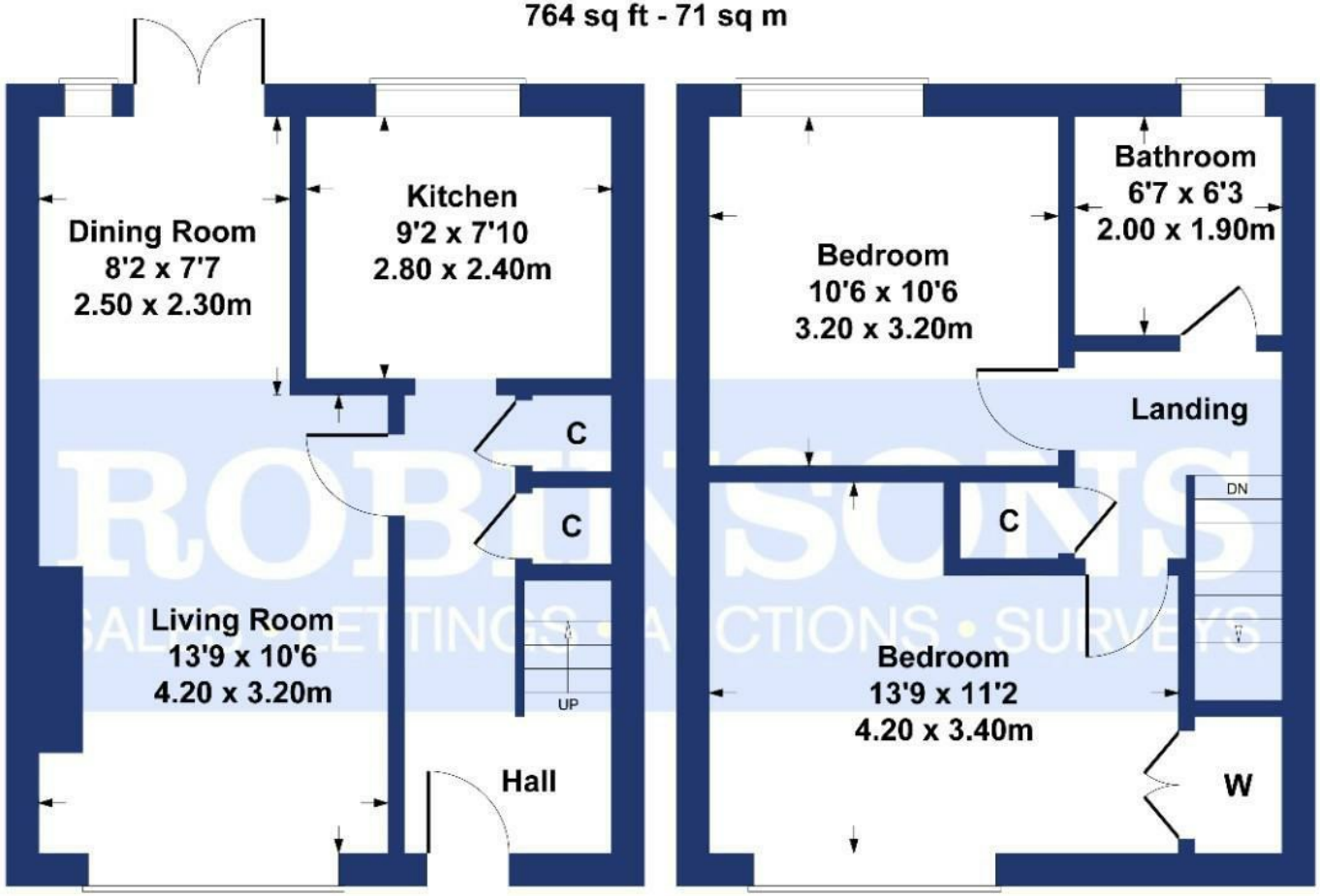
Bedroom
10'5" x 10'5" (3.2 x 3.2)

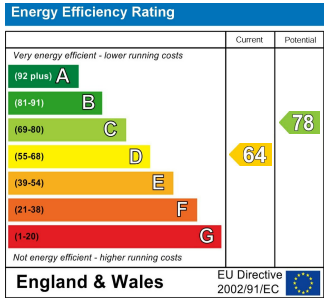
Bathroom
6'6" x 6'2" (2 x 1.9)

AGENT'S NOTES
Council Tax: Durham County Council, Band A.
Tenure: Freehold.
EPC - D
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
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 – Yes.
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 – New roof.
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.

Edenfield

Approximate Gross Internal Area
764 sq ft - 71 sq m





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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