



Pearmtree House, Low Pittington, Durham  
Offers in the region of £425,000

**Vickers  
&Barrass**  
Est. 1973  
Land and Estate Agents

# Peartree House Low Pittington

Vickers and Barrass are pleased to offer for sale a four bedroom semi-detached property know as Peartree House, located in the village of Low Pittington close to the heart of Durham City. The property requires updating and modernisation.

## LOCATION

Sherburn Village is located close-by offering a range of shopping facilities including a Co-op convenience store, post office, pharmacy, two public houses and several independent businesses. High Pittington primary school is located less than 1 mile form the property. The Historic City of Durham is located approximately 5 miles west of the property offering a wide range of leisure, educational and recreational facilities. The city centre benefits from river walks and the world-famous heritage site of Palace Green surrounded by historic buildings such as Durham Cathedral and Durham Castle. Large retail shopping facilities are available at Durham Retail Park and the Arnison Centre. Main line rail links are located at Durham Railway Station.

## Approximate Distances

Sherburn Village - 2 miles  
Durham City - 5 miles  
Houghton le Spring - 4 miles  
Sunderland - 10 miles  
Seaham - 9 miles  
Newcastle Upon Tyne - 19 miles

## GROUND FLOOR

### Entrance Vestibule

1.41m x 1.25m

UPVC front entrance door, clay tiled flooring and coving to ceiling.

### Entrance Hall

Central heating radiator, arch with corbels, coving and open spindle staircase to the first floor.

### Reception Room One

6.08m x 5.09m

Spacious reception room with bay and side windows, two central heating radiators and coving to ceiling.

### Shower/Wet Room

2.70m x 1.48m

Ground floor shower room fitted with an electric shower, w.c. and pedestal wash hand basin.

### Reception Room Two

4.79m x 4.57m

Located to the rear of the property with two windows and coving to ceiling.

### Reception Three/Kitchen Room

4.41m x 3.58m

Central reception room with side window and inglenook fireplace.

### Kitchen

5.90m x 2.09m

Fitted with a range of wall and base units, work surfaces over. Space appliances including washing machine, cooker and free-standing fridge freezer. Central heating radiator, oil boiler, rear door and window.

## Shower Room

1.48m x 1.06m

Walk-in cubicle with glass sliding doors, fully tiled walls with mains fed shower.

## W/C.

1.61m x 0.85m

W/c., corner pedestal wash hand basin, central heating, radiator, and two windows.

## FIRST FLOOR

### Half Landing

Leading to bathroom and bedroom three.

### Family Bathroom

2.10m x 3.30m

Fitted with panel bath, electric shower over, w.c., pedestal wash hand basin, window and central heating radiator.

### Bedroom Four

3.31m x 2.72m

Located to the rear with built in storage cupboard, window and central heating radiator.

### Landing

Loft access hatch.

### Bedroom One

6.21m x 3.97m

Spacious room located to the front of the property with bay and side windows, central heating radiator and coving to ceiling.

**Bedroom Two**

4.95m x 4.60m

Located to the rear of the property with built-in storage cupboard, two windows and central heating radiator.

**Bedroom Three**

5.08m x 2.47m

Located to the front of the property with window and central heating and radiator.

**EXTERNAL****Courtyard**

Small courtyard off the kitchen.

**Stable Block**

4.21m x 4.93m

Brick-built with concrete floor, power, lighting, window and ladder to hay loft.

**Loose Box**

4.41m x 2.91m

Brick-built with concrete floor, power, lighting and window.

**Garage**

5.91m x 5.74m

Driveway with parking for several vehicles leading to a double garage block with up and over doors, power and lighting.

**Side Garden**

Located to the east of the property laid mainly to lawn with mature trees and shrubs, greenhouse and oil storage tank.

**Front Garden**

Low maintenance garden laid mainly to gravel with rose beds and gated access to the side garden.

**BOUNDARIES**

The vendor will only sell such interest if any, as they have in the boundary walls to the property.

**RIGHTS OF WAY**

There are no known public rights of way running over the property.

**MINES AND MINERALS**

The mines and minerals are excepted and reserved.

**TENURE**

The property is registered freehold under the Title number DU360752.

**SERVICES**

The property is served by mains electricity, oil central heating, mains water and drainage systems.

**COUNCIL TAX**

Council tax band E

Further information in relation to council tax can be obtained by contacting the local authority Eden District Council [www.eden.gov.uk](http://www.eden.gov.uk)

**COSTS**

Each party is to bear their own costs.

**VIEWING**

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

**WHAT 3 WORDS**

Every three meter square of the world has been given a unique combination of three words. Visit [what3words.com](http://what3words.com) or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

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**PARTICULAR NOTES**

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

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Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

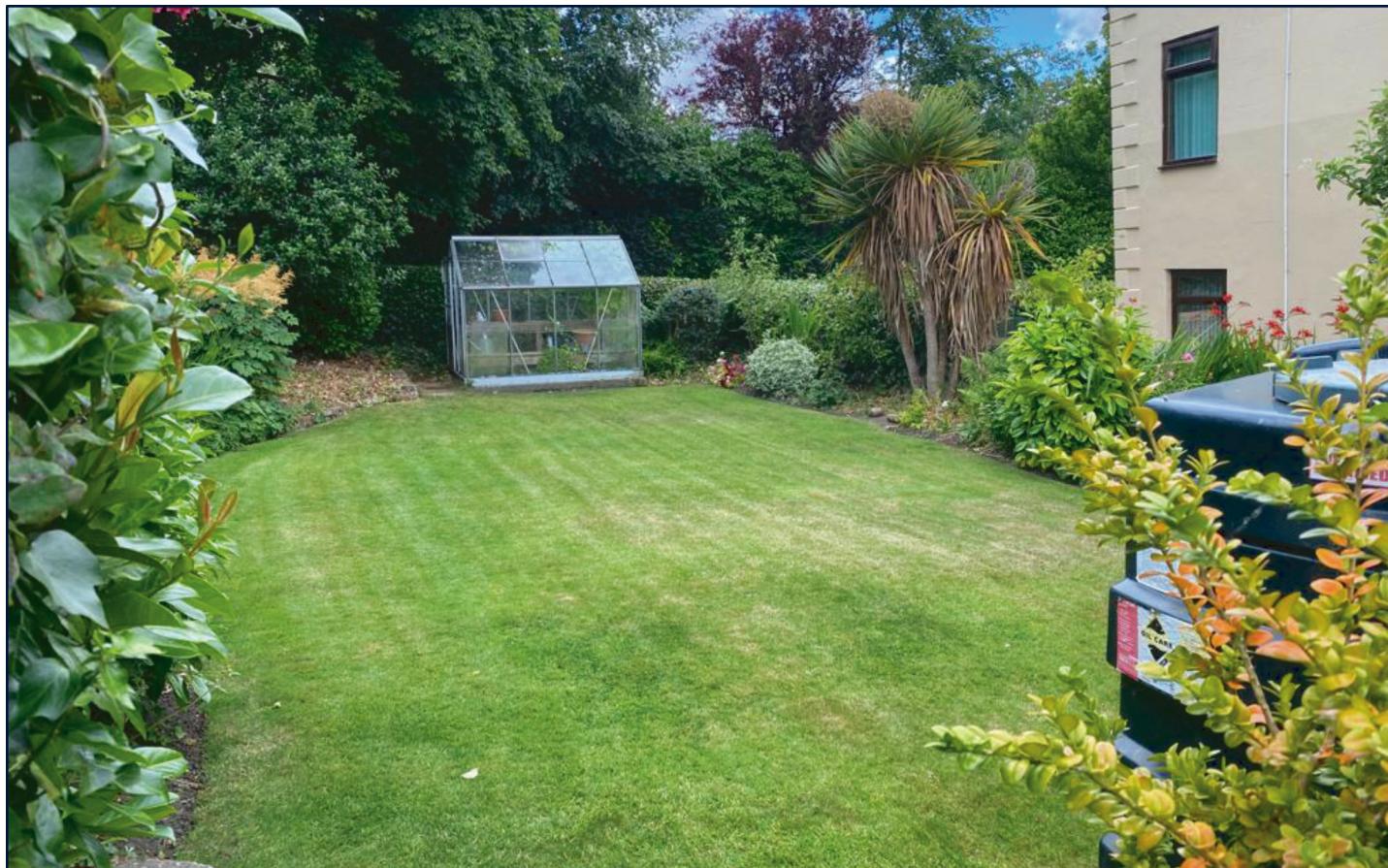
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#### NOTES

Particulars prepared - December 2022

Photographs - December 2022, November 2022 & July 2022

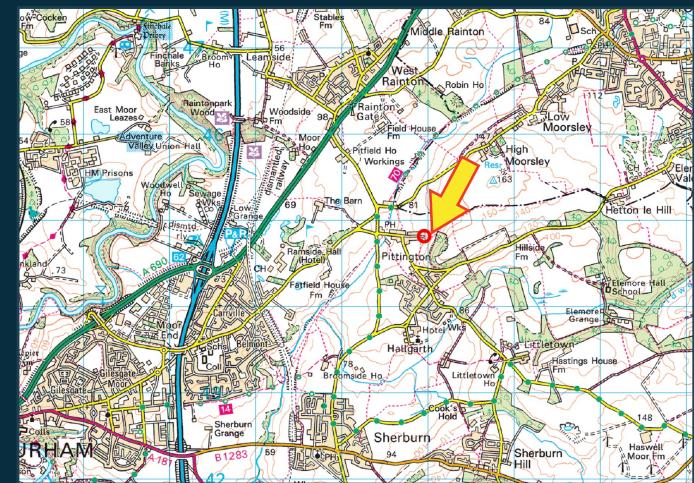




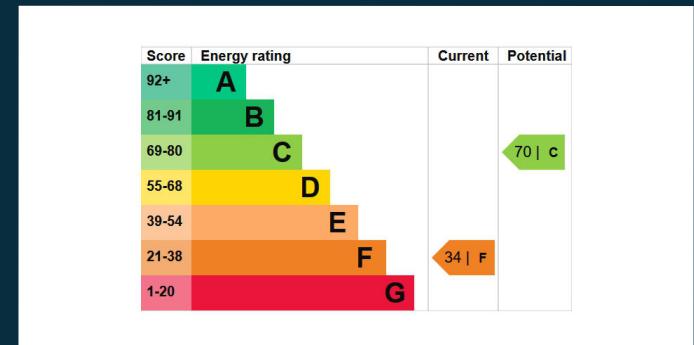
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## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE



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