

Front Street, Perkinsville, Pelton, DH2 1QW
2 Bed - House - Mid Terrace
Offers In The Region Of £65,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

*** NO CHAIN * SPACIOUS ACCOMMODATION * LARGE BATHROOM WITH SEPARATE SHOWER ***

Offered for sale with no onward chain, this spacious and well located home should appeal to a wide variety of buyers. The property offers good room sizes throughout along with practical accommodation and benefits from uPVC double glazing and gas fired central heating.

The floorplan comprises an entrance lobby, inviting and spacious lounge, and a dining kitchen. To the first floor there is a landing, a large bathroom fitted with a suite including a separate shower cubicle, and two sizeable bedrooms, the main bedroom being of very good size.

Externally the property benefits from a rear yard providing low maintenance outdoor space.

Perkinsville is a small village located close to Chester le Street and offers convenient access to a range of everyday amenities in the nearby town centre including supermarkets, cafés, shops and leisure facilities. Chester le Street also benefits from a mainline railway station providing direct services to Durham, Newcastle and beyond. The area is well placed for commuters with excellent road links via the A1(M) and A693, while nearby countryside and walking routes provide pleasant outdoor space close to home.







GROUND FLOOR

Entrance Lobby

Lounge
15'1" x 14'5" (4.6 x 4.4)

Dining Kitchen
17'8" x 7'10" (5.4 x 2.4)

FIRST FLOOR

Landing

Bedroom
17'0" x 11'5" (5.2 x 3.5)

Bedroom
11'5" x 8'10" (3.5 x 2.7)

Bathroom
8'10" x 8'6" (2.7 x 2.6)

AGENT'S NOTES
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Tenure: Freehold
EPC RATING C

Property Construction – Standard
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 – We are 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 – NA
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.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





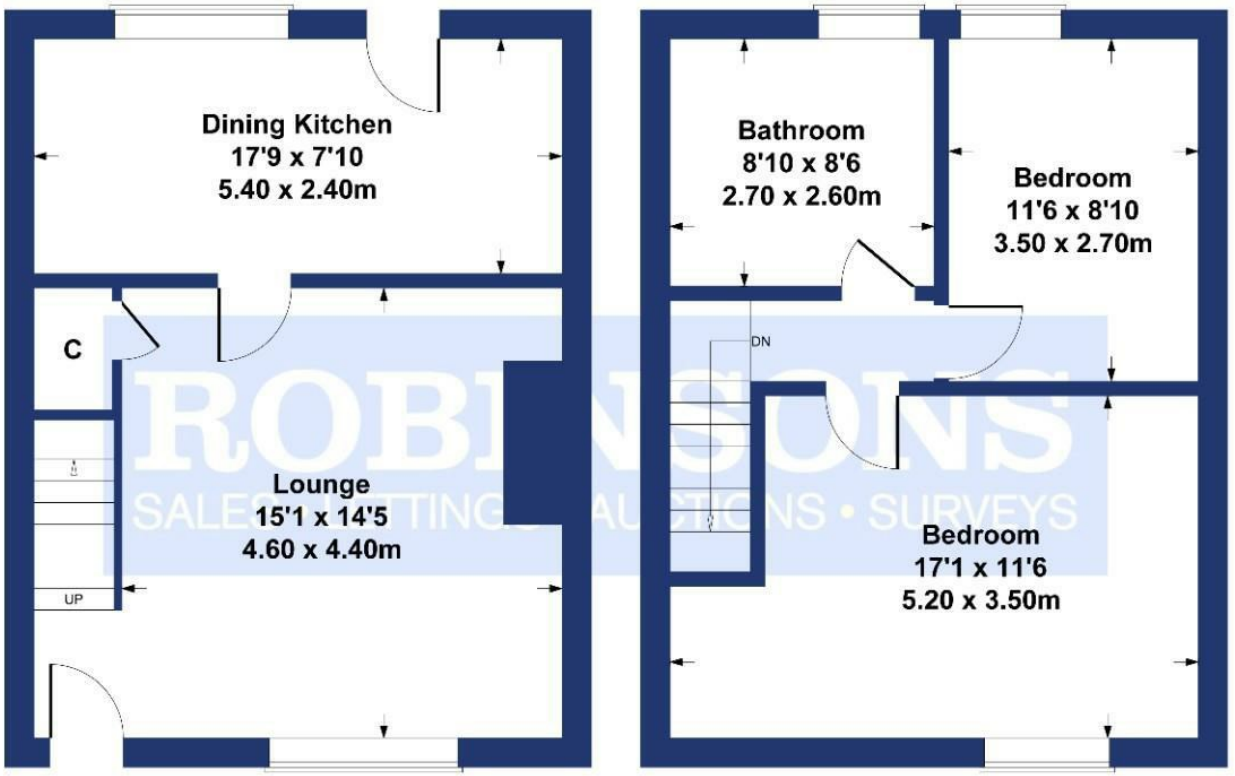


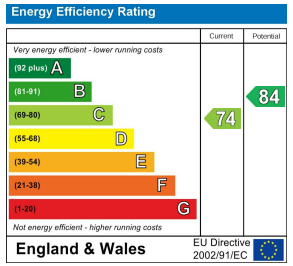



23
23
23
23

Front Street

Approximate Gross Internal Area
829 sq ft - 77 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

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.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons