

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Orchard Street, Pelton, Chester Le Street, County Durham

£73,950

- * Fully refurbished, immaculately presented two bedroomed mid terraced home
- * Newly redecorated, newly recarpeted, ready to move into
- * Ideal for first time buyers, early viewing is absolutely essential to appreciate and secure
- * UPVC double glazed throughout, gas central heating via combi boiler/radiators
- * Spacious lounge with open plan spindled staircase
- * Superbly refitted light oak effect breakfast kitchen with built in electric hob/oven/extractor
- * Good sized bedrooms, refitted white bathroom/wc/shower
- * Enclosed rear yard, immediate vacant possession possible

Chester-le-Street

Bridge End Chambers, Front Street, Chester Le Street, County Durham, DH3 3QY

0191 388 1776 chester_le_street@reedsrains.co.uk



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Lounge 4.5m (into recess) x 4.29m (14'9" (into recess) x 14'1")

Spacious lounge fitted with tv point, radiator, understairs recess, spindled staircase, UPVC double glazed window/door.

Kitchen 4.47m x 1.83m (14'8" x 6'0")

Superbly refitted light oak effect wall/base units, ample worktops, stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in electric hob/oven/extractor, plumbed for automatic washing machine, wall mounted combi boiler, spotlighting, breakfast bar, radiator, UPVC double glazed window/door.

Master Bedroom 4.5m (into recess) x 3.38m (14'9" (into recess) x 11'1")

With radiator, UPVC double glazed window.

Bedroom 2 2.9m x 2.44m (9'6" x 8'0")

With radiator, spotlighting, UPVC double glazed window.

Bathroom/Wc/Shower

With radiator, spotlighting, UPVC double glazed window.

Outside

Enclosed walled rear yard.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

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Reeds Rains
The Letting Agent

HASSLE-FREE LETTINGS AND MANAGEMENT

Every month 12,000 potential tenants contact Reeds Rains, searching for property to rent.

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		70	73
Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		73	76
Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			