



Ernest Street

Pelton DH2 1DU

£77,950





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Nestled in the heart of Pelton, this deceptively spacious three-bedroom mid-terraced house on Ernest Street presents an excellent opportunity for both homebuyers and investors alike. With its prime location, the property is conveniently situated within walking distance of local shops, schools, and various amenities, while also providing easy access to the A1M via the A693, making commuting a breeze.

Upon entering, you will find a welcoming lounge featuring an open-plan staircase, creating a sense of space and light. The fitted Maple effect kitchen is equipped with a built-in hob, oven, and extractor, seamlessly connecting to a breakfast room that is perfect for casual dining. The ground floor layout is designed for both comfort and functionality, making it an ideal setting for family life or entertaining guests.

The first floor boasts three generously sized bedrooms, each offering ample space for relaxation and personalisation. A well-appointed white bathroom, complete with a WC and shower, serves the upper level, ensuring convenience for all residents.

Additional features of this property include UPVC double glazed windows and gas central heating via

radiators, ensuring warmth and energy efficiency throughout the year. Off-road parking is available to the rear of the property through double gates, providing added convenience. Forecourt garden.

With no chain and immediate vacant possession, this home is ready for you to move in or rent out, with a potential rental yield of £650 per calendar month. This property is a fantastic opportunity for those looking to invest in a thriving community. To arrange a viewing, please contact us at 0191 3729898.

Council tax band A
Freehold
EPC rating D

LOUNGE
17'9" inc stairs x 14'10" (5.41m inc stairs x 4.52m)

KITCHEN
10' x 8'5" (3.05m x 2.57m)

BREAKFAST ROOM
8'4" x 7'4" (2.54m x 2.24m)

FIRST FLOOR LANDING

BEDROOM 1
14'10" x 9'9" (4.52m x 2.97m)

BEDROOM 2
11'2" x 7'10" (3.40m x 2.39m)

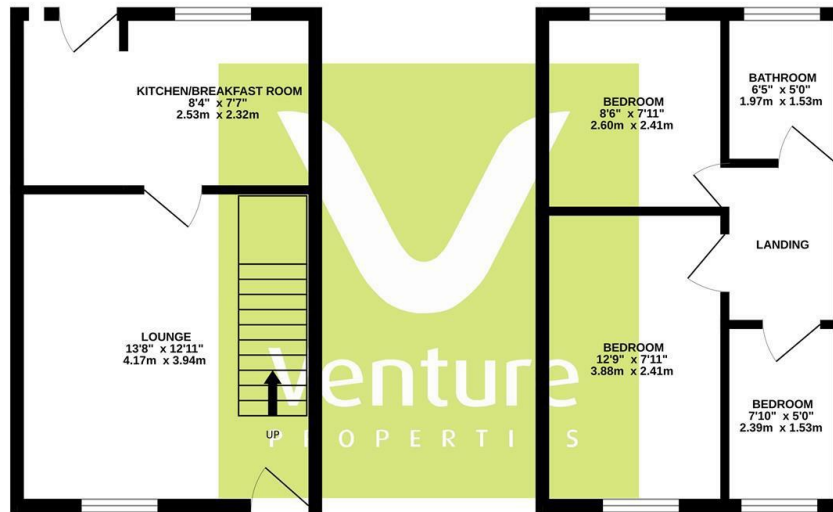
BEDROOM 3
9'8" max x 8'6" max (2.95m max x 2.59m max)

BATHROOM/WC/SHOWER

OUTSIDE

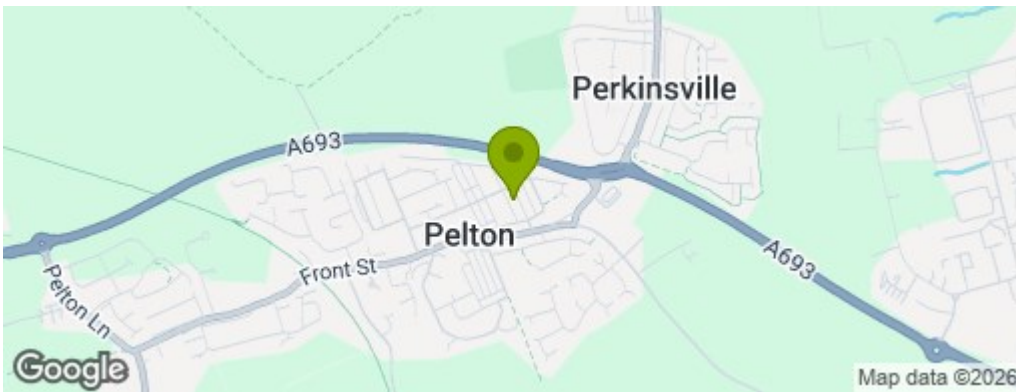
GROUND FLOOR
275 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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