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GAIRLOCH DRIVE, CHESTER LE STREET, DH2

Offers Over £125,000

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A well-presented three-bedroom home offering comfortable and practical accommodation arranged over two floors, ideally suited to first-time buyers, young families and those looking for a move-in ready home in a popular residential setting.

The open-plan lounge and dining room spans the full width of the property, creating a bright and sociable space for everyday living and entertaining, with direct access to the enclosed rear patio, a lovely outdoor space that enjoys a good amount of sunlight and also provides access to a detached garage and useful utility area.

To the first floor, three well-proportioned bedrooms are served by a well-appointed family bathroom, with the principal bedroom benefiting from the added practicality of built-in wardrobes.

Gairloch Drive is situated within the popular village of Pelton, near Chester-le-Street, offering convenient access to local shops, schools and everyday amenities. Good road links to Chester-le-Street, Durham and Newcastle make this an excellent choice for families and commuters alike.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor, useful storage and a convenient ground-floor WC. To the rear, an open-plan lounge/diner spans the width of the property and overlooks the rear patio. A door gives direct patio access for added convenience. Off the lounge/diner is a well-equipped kitchen that is fitted with a range of wall and base units and integrated appliances. The kitchen also enjoys a window overlooking the front garden, allowing plenty of natural light to flood the space.

The first-floor landing gives access to three well-proportioned bedrooms, one of which benefits from built-in wardrobes. A well-appointed family bathroom with a shower over the bath serves this floor.

Externally, to the front, there is a lawned garden with a walkway to the front door. To the rear, the property features an enclosed patio space with access to a detached garage alongside a useful utility area. The patio enjoys a good amount of sunlight and provides the ideal space for everyday family life and entertainment.



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TENURE : Freehold

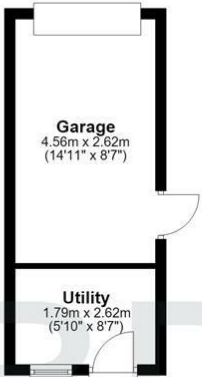
LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : A

EPC RATING : C

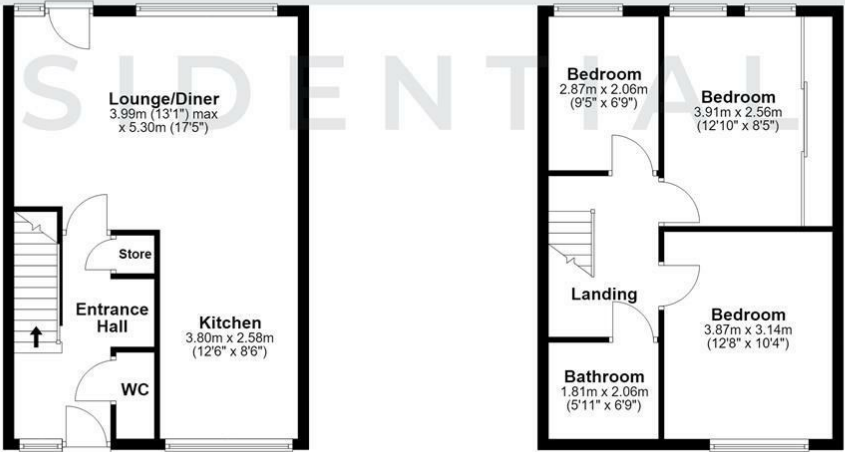
Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 100.5 sq. metres (1081.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	EU Directive 2002/91/EC	