



**Ivy Way**  
Pelton DH2 1DR  
£142,500





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# Ivy Way

Pelton DH2 1DR



**\*\*SOLD, SUBJECT TO CONTRACT. SIMILAR PROPERTIES REQUIRED\*\*** Situated in the heart of Pelton, Ivy Way presents an immaculate three-bedroom terraced house that is perfect for families or first-time buyers. This delightful home is ideally located, offering easy access to local shops and amenities, ensuring that everything you need is just a stone's throw away.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The spacious lounge is a highlight of the property, featuring UPVC double glazed French doors that open directly into the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space. The fitted Beech effect kitchen/diner is well-equipped with a built-in hob, oven, and extractor, making it a practical and inviting area for family meals and entertaining guests.

The first floor comprises two generously sized bedrooms, alongside a single bedroom that can serve as a child's room, guest room, or home office. The white family bathroom is both stylish and functional, complete with a WC and shower.

Outside, the property boasts well-maintained gardens to both the front and rear, providing a lovely space for relaxation or play. Additionally, there is a single garage and driveway, offering parking which is a valuable asset in this area.

With no onward chain, this property is ready for you to move in and make it your own. This home combines comfort, convenience, and modern living in a sought-after location, making it an excellent opportunity not to be missed.

Ideal also for a landlord looking to expand his/her portfolio. This property could bring in £750pcm.

Freehold  
EPC rating C  
Council tax band B

## ENTRANCE HALL

## GROUND FLOOR WC

**LOUNGE**  
14'8" x 11'4" (4.47 x 3.45)

**KITCHEN/DINING ROOM**  
13'6" (narrowing) x 11'6" (4.11 (narrowing) x 3.51)

## MAIN BEDROOM

12'5" (plus wardrobes) x 9'5" (3.78 (plus wardrobes) x 2.87)

## BEDROOM 2

10'3" x 7'11" (3.12 x 2.41)

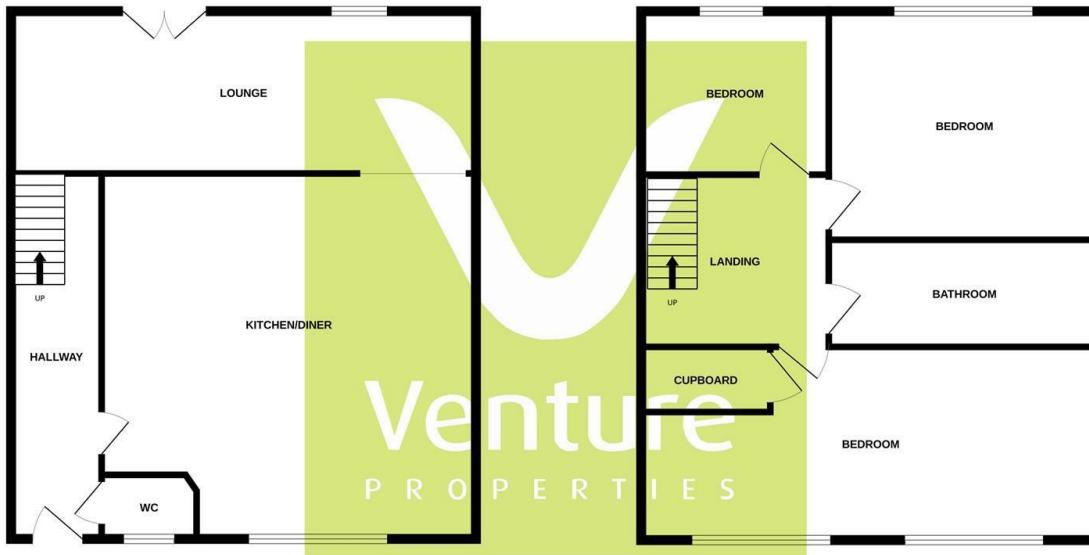
## BEDROOM 3

7'6" x 6'4" (2.29 x 1.93)

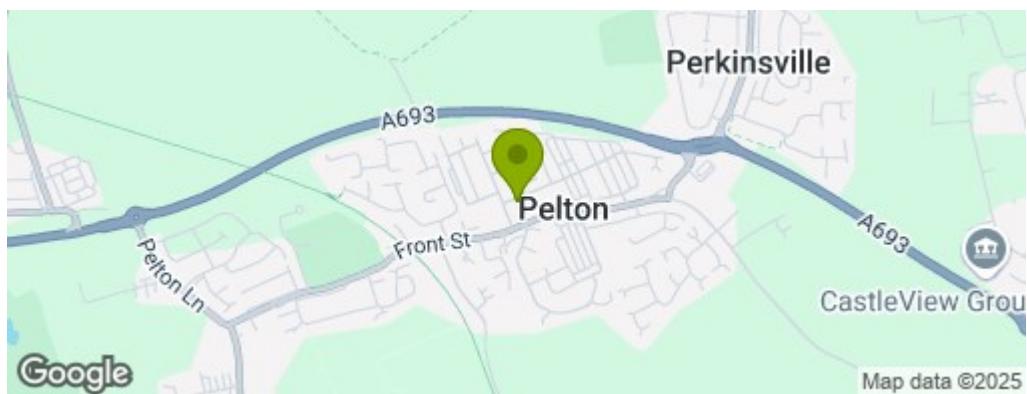
## BATHROOM/WC/SHOWER

## OUTSIDE

## GARAGE



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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## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)