



**Emerald Walk, Chilton, DL17 0QR**  
**3 Bed - House - Semi-Detached**  
**Offers Over £85,000**

**ROBINSONS**  
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\*\*\* SOLD WITH SITTING TENANT\*\*\*

Robinsons are delighted to offer to the market this spacious THREE BEDROOM END TERRACED HOUSE, in our opinion the property should suit a variety of purchasers or any investor. Conveniently located close to all local shops, amenities and well placed for the commuter travelling to Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING.

In brief the accommodation comprises of; ENTRANCE HALL, LOUNGE, archway to DINING ROOM / FITTED KITCHEN. Whilst to the first floor THREE well-proportioned BEDROOMS and well presented BATHROOM. Externally the property enjoys a good sized GARDEN and well proportioned REAR GARDEN. In more detail the accommodation comprises of;

EPC Rating D  
Council Tax Band A  
Current tenants is currently paying £550PCM.

#### Hallway

Tiled flooring, uPVC window, stairs to first floor.

#### Lounge

17'3 x 10'9 max points (5.26m x 3.28m max points)  
UPVC window, electric fire and surround, french doors leading to rear.

#### Kitchen/Diner

17'3 x 8'8 (5.26m x 2.64m)  
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled splashbacks and flooring, radiators, uPVC windows, space for dining room table.

#### Rear Lobby

Tiled Flooring, storage cupboard, uPVC window, access to rear.

#### Landing

UPVC window, radiator, loft access.

#### Bedroom One

10'9 x 9'1 (3.28m x 2.77m)  
UPVC window, radiator, storage cupboard.

#### Bedroom Two

11'2 x 10'6 (3.40m x 3.20m )  
UPVC window, radiator, two storage cupboards.

#### Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)  
Storage cupboard, radiator, uPVC window.

#### Bathroom

Panelled bath with shower over, wash hand basin, uPVC window, radiator.

#### W/C

W/C, uPVC window.

#### Externally

To the front elevation is an easy to maintain garden. While to the rear there is a larger than average garden, patio and driveway.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband:  
Mobile Signal/Coverage:  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,623.07p.a  
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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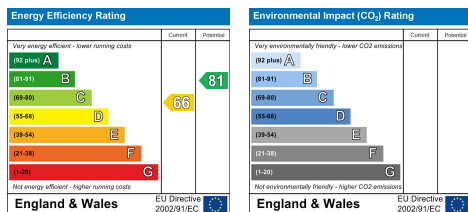
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