

Shelley Terrace, Chilton, DL17 0PR
3 Bed - House - Terraced
£119,950

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Robinsons are pleased to present this charming terraced house located on Shelley Terrace in the tranquil village of Chilton, Ferryhill. This delightful property is an ideal choice for first-time buyers seeking a comfortable and convenient home.

Nestled in a peaceful area, the house is just a stone's throw from the village centre, providing easy access to local amenities. Furthermore, its excellent transport links make commuting a breeze, with Durham City, Darlington, and the A1M all within a short drive.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous lounge, perfect for relaxation and entertaining. The open-plan kitchen and dining room create a warm and inviting space for family meals and gatherings. The well-presented bathroom adds to the home's appeal, ensuring comfort and style.

The first floor boasts three good-sized bedrooms, offering ample space for family or guests. Outside, the property features off-road parking, a valuable asset in this area, along with a large rear garden that provides a wonderful outdoor space for children to play or for hosting summer barbecues.

Properties in this desirable location are rare to come by, making this an opportunity not to be missed. Early viewing is highly recommended to secure this lovely home and avoid disappointment.

EPC Rating E
Council Tax Band A

Premium Conveyancing

Marketing Materials:

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

MOS:

Premium Conveyancing pack is available on this property and will be sent to the sellers solicitor along with the draft contract, the pack contains:

Law Society TA Forms

Answers to Standard Enquiries

Local, Environmental, Water & Drainage Searches

The buyer has signed an agreement to cover the cost of the pack upon completion for an amount of £300+VAT. The agreement will be enclosed in the pack you receive from the Vendors solicitors.

Hall

Stairs to first floor.

Lounge

15'0 x 12'0 (4.57m x 3.66m)

UPVC window, radiator, electric fire and surround.

Kitchen/Diner

18'4 x 9'9 (5.59m x 2.97m)

Modern white wall and base units, electric cooker point, sink with mixer tap and drainer, plumbed for washing machine, space for dining room table, tiled splashbacks, uPVC window, space for american fridge freezer, spotlights, storage cupboard, quality flooring, radiator.

Rear Passage

Quality flooring, access to rear.

Bathroom

8'3 x 5'8 (2.51m x 1.73m)

Bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window, storage cupboard, spotlights, extractor fan.

Landing

Loft access.

Bedroom One

15'1 x 10'6 max points (4.60m x 3.20m max points)

UPVC window, radiator, storage cupboard.

Bedroom Two

11'4 x 11'0 (3.45m x 3.35m)

UPVC window, radiator.

Bedroom Three

9'9 x 8'1 (2.97m x 2.46m)

UPVC window, radiator.

Externally

To the front elevation is a lovely patterned concrete driveway. While to the rear, there is a good sized garden and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: A approx. £1,704.52 pa

Energy Rating: E

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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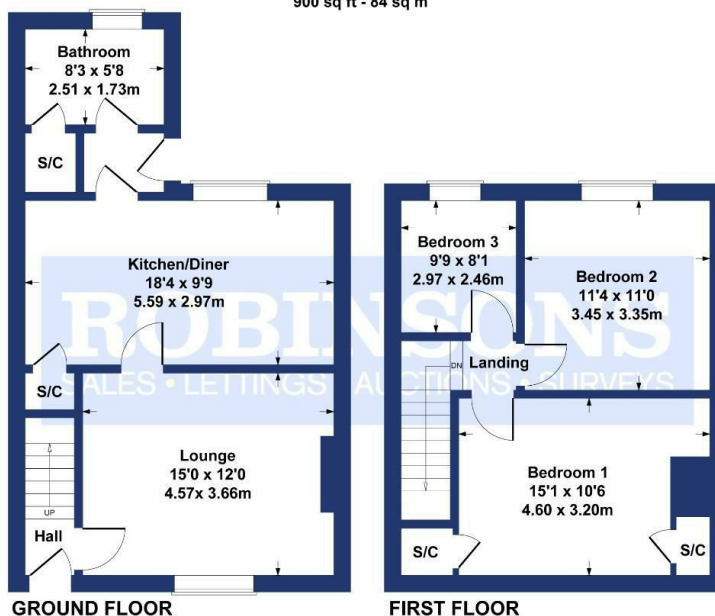
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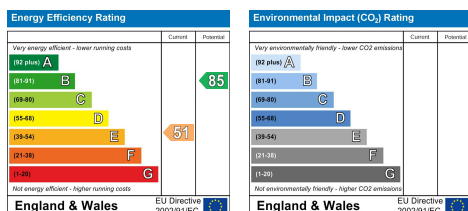
Shelley Terrace
Approximate Gross Internal Area
900 sq ft - 84 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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