

Norman Terrace, Chilton, DL17 0HF  
2 Bed - House - Terraced  
Asking Price £74,950

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Robinsons are delighted to offer to the market, with no onward chain, this spacious two-bedroom mid-terraced property, pleasantly situated within a highly sought-after residential area. Ideally located, the home is within easy reach of a range of local shops and amenities, and benefits from excellent transport links to nearby schools in Ferryhill and Bishop Auckland. The property is well presented throughout and further benefits from beautiful kitchen, stunning bathroom, UPVC double glazing and gas central heating making this home a perfect first time buyer home.

The accommodation briefly comprises: an entrance hallway, a spacious lounge featuring a multi-fuel stove, a separate dining room, a stunning fitted kitchen with integrated appliances, and a useful utility room. To the first floor are two generous double bedrooms and a large four-piece bathroom suite. Bedroom two also provides access to an attic room.

EPC Rating: TBC  
Council Tax Band: A

#### Hallway

Radiator, stairs to first floor.

#### Lounge

11'5 x 11'9 (3.48m x 3.58m )

Upvc Bay Window, radiator, multi fuel stove, quality flooring.

#### Dining room

17'7 x 11'9 max points (5.36m x 3.58m max points )

Upvc window, radiator, quality flooring.

#### Kitchen

12'9 x 7'8 (3.89m x 2.34m )

Morden wall and base units, integrated oven, hob , extractor fan, stainless steel sink with mixer tap and drainer, space for fridge / freezer, plumbed for washing machine, Upvc window, tiled splash backs.

#### Utility room

8'0 x 5'4 (2.44m x 1.63m )

space for dryer, base units, Upvc window, quality flooring

#### Rear lobby

Brick stores and access to rear.

#### Landing

Access to bedrooms and bathroom.

#### Bedroom One

15'5 x 12'0 (4.70m x 3.66m)

Upvc windows, radiator, quality flooring

#### Bedroom Two

Upvc windows, radiator, wood effect flooring and access to Attic Room

#### Bathroom

12'3 x 7'9 (3.73m x 2.36m )

Panelled bath, shower cubicle, wash hand basin, w/c, Upvc window, chrome towel rail, airing cupboard

#### Attic Room

13'7 x 11'3 (4.14m x 3.43m)

Velux windows, wood effect flooring.

#### Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a enclosed yard.

#### Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

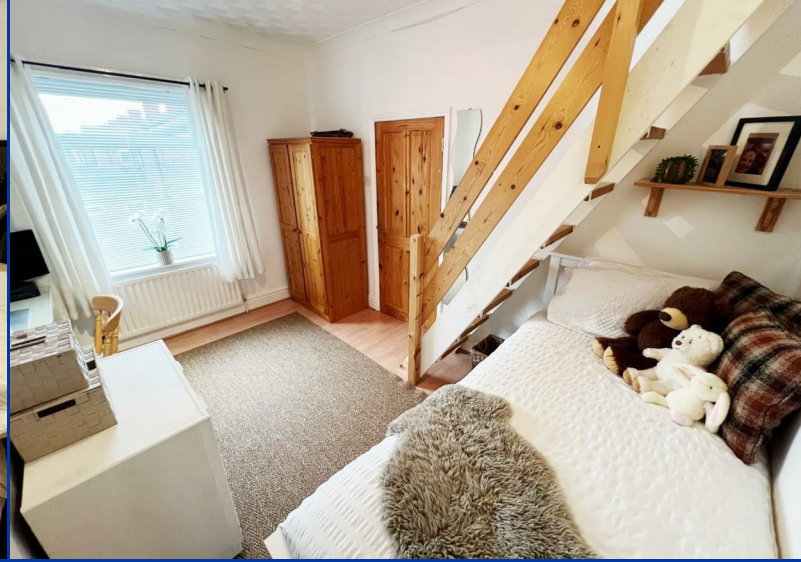
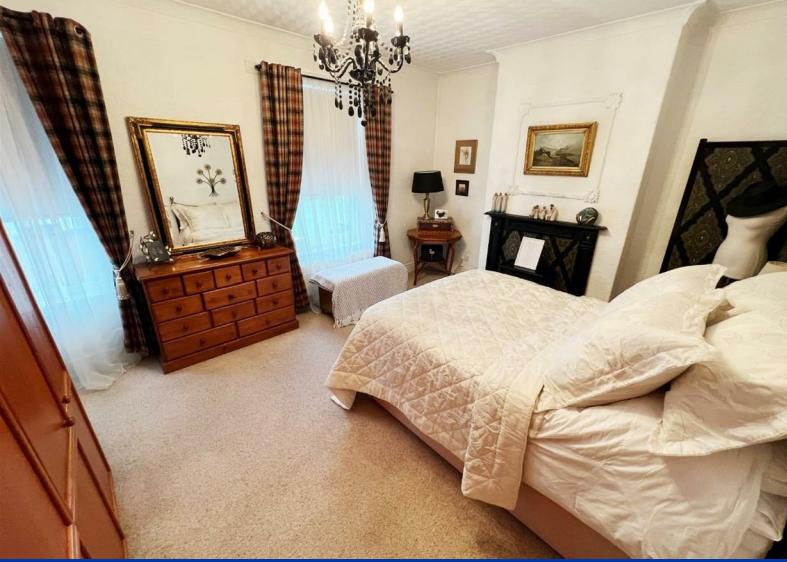
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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