



**Henson Close, Chilton, DL17 0BF**  
**3 Bed - House - Semi-Detached**  
**Asking Price £137,500**

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Robinsons are delighted to offer to the market, this rarely available three bedroom semi detached home, which was built by Gleeson Homes. It is well presented and it is sure to impress all buyers. It is conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes. The property benefits from ample living space, three good sized bedrooms, stunning modern kitchen, well presented bathroom, easy to maintain gardens and off road parking. Giving all of the above, early viewings are advised to avoid any disappointment.

In brief this beautiful home comprises of: ENTRANCE - hall, w/c, spacious lounge overlooking the rear gardens attractive modern kitchen, whilst to the FIRST FLOOR there are three well proportioned bedrooms and the modern family bathroom. EXTERNALLY the property enjoys an easy to maintain garden with a GRAVELLED DRIVEWAY, while to rear there is a pleasant larger than average enclosed garden. In more detail the accommodation comprises of;

EPC rating - B  
Council tax band - B

#### Hallway

Quality flooring, Radiator, stairs to 1st floor

#### Lounge

13'5 x 10'8 (4.09m x 3.25m)

Quality flooring, radiator, UOVC windows, french doors leading to rear

#### Kitchen/ diner

16'1 x 10'0 (4.90m x 3.05m)

Modern wall & base units, integrated washing machine, oven, hob, extractor fan, stylish sink with mixer tap and drainer, space for Fridge Freezer, space for dining room table, radiator, UPVC windows, tiled splash backs, quality flooring, storage cupboard

#### w/c

w/c, wash hand basin, radiator, extractor fan

#### Landing

Quality flooring, radiator, loft access

#### Bedroom one

13'5 x 8'2 (4.09m x 2.49m )

UPVC windows, radiator, quality flooring

#### Bedroom two

12'5 x 7'2 (3.78m x 2.18m )

UPVC windows, radiator, quality flooring

#### Bedroom Three

9'0 x 6'0 (2.74m x 1.83m )

UPVC windows, radiator, quality flooring

#### Bathroom

White panelled bath, wash hand basin, w/c, UPVC windows, extractor fan, tiled splash backs

#### Externally

To the front elevation is an easy to maintain garden and a long double length driveway which leads to the beautiful enclosed rear garden & patio

#### Agent notes

Council Tax: Durham County Council, Band B

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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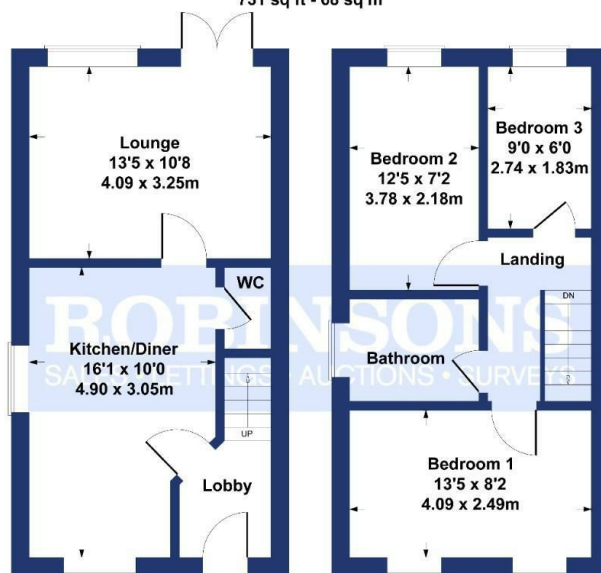
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Henson Close Chilton, Ferryhill, DL17 0BF

Approximate Gross Internal Area  
731 sq ft - 68 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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