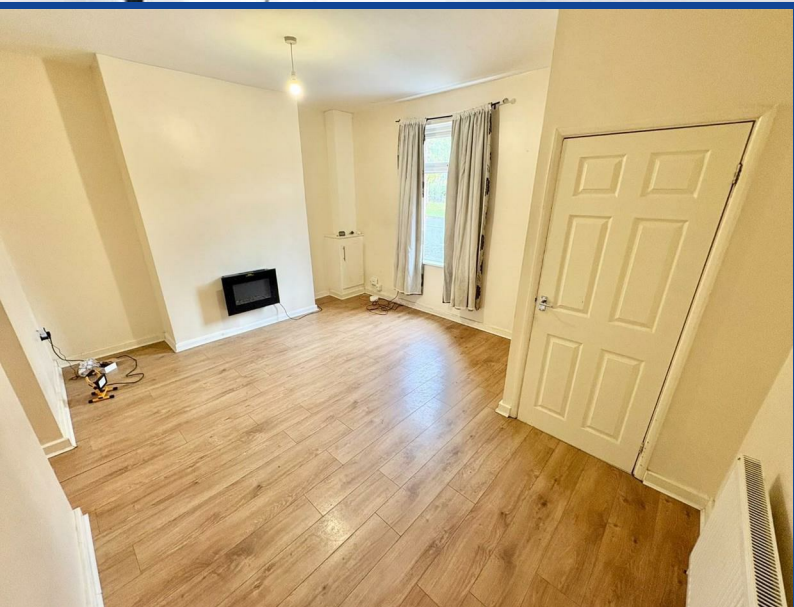




West Chilton Terrace, Chilton, DL17 0HH
3 Bed - House - Terraced
£59,950

ROBINSONS
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Robinsons are delighted to offer to the market, with the benefit of no onward chain, this well-proportioned three-bedroom mid-terraced home. Conveniently located with excellent access to major road networks and public transport links, the property is ideally situated for commuting and is within easy reach of both Spennymoor and Bishop Auckland, both of which can be reached within approximately 10 to 15 minutes.

Although requiring some modernisation, this property presents an excellent opportunity for first-time buyers looking to put their own stamp on a home, or for buy-to-let investors seeking a promising addition to their portfolio. Early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance vestibule, a spacious lounge, an open-plan kitchen/dining room, a useful utility room, and a ground floor bathroom. To the first floor are three good-sized bedrooms.

Externally, the property benefits from an enclosed yard to the rear.

EPC Rating: C
Council Tax Band: A

Entrance Vestibule

Access to lounge.

Lounge

15'9x12'6 (4.80mx3.81m)

With central heating radiator and upvc window.

Kitchen

10'7x13'9 (3.23mx4.19m)

Fitted with a modern range of white wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, space for dining table, space for fridge freezer, storage cupboard and upvc window.

Utility Room

Fitted with a range of wall and base units, tiled splash backs, plumbing for washing machine and stairs to first floor.

Rear Lobby

With central heating radiator and access to rear.

Bathroom/WC

Whirlpool bath with shower over, wash hand basin, wc, tiled splash backs, central heating radiator and upvc window.

First Floor

Landing

With access to loft space.

Bedroom 1

14'1x12'6 (4.29mx3.81m)

With storage cupboard, central heating radiator and upvc window.

Bedroom 2

12'9x9' (3.89mx2.74m)

With central heating radiator and upvc window.

Bedroom 3

9'7x6'6 (2.92mx1.98m)

With central heating radiator and upvc window.

Externally

To the rear of the property is an 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

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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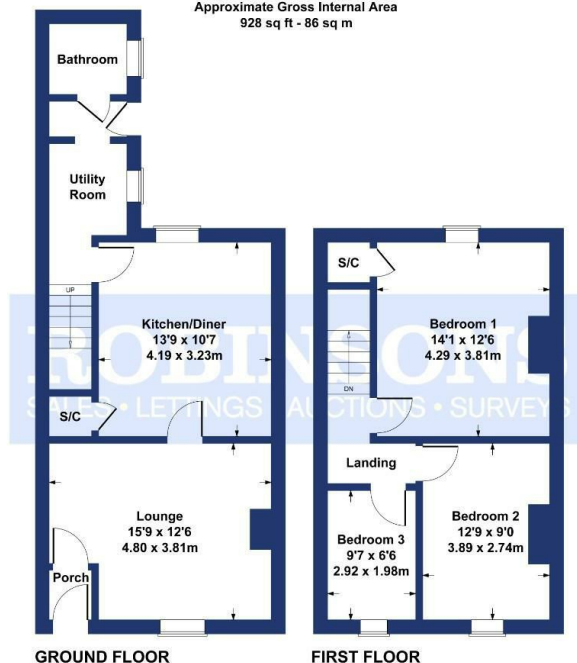
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

West Chilton Terrace

Approximate Gross Internal Area
928 sq ft - 86 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonswynyard.co.uk

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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