



Alington Close, Chilton, DL17 0RJ  
3 Bed - House - Semi-Detached  
£145,000

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Nestled in the desirable Alington Close, Chilton, Ferryhill, this truly stunning three-bedroom semi-detached family home is a remarkable find. The property has been thoughtfully extended and finished to an exceptionally high standard, showcasing a blend of style and class that is sure to impress.

As you enter, you are welcomed by a spacious reception hall that leads to a generous lounge, perfect for family gatherings or quiet evenings. The separate dining room provides an ideal setting for entertaining guests, while the modern kitchen and family room create a warm and inviting space for everyday living. The layout has been meticulously designed to cater to the needs of a growing family, ensuring ample room for everyone.

On the first floor, you will discover three generous bedrooms, each offering a comfortable retreat, along with an ultra-modern bathroom that adds a touch of luxury to your daily routine.

Externally, the property boasts attractive gardens to the front, providing a pleasant outdoor space for relaxation or play. The location is particularly advantageous, with local amenities, schools, and excellent transport links via the A1M all within easy reach.

This home represents fantastic value for money and is a true credit to its current owners. We highly recommend scheduling a viewing to fully appreciate the quality and charm this property has to offer, as it is sure to attract considerable interest. Don't miss out on the opportunity to make this exquisite house your new family home.

#### Hallway

Wood effect flooring, radiator, stairs to the first floor.

#### Lounge

Radiator, Upvc window.

#### Dining room

Radiator, access to family room and kitchen.

#### Kitchen

Morden white wall and base units with integrated, fridge / freezer, oven, hob, extractor fan, plumbed for washing machine, stylish worktops with matching splash backs and inset sink with mixer tap and drainer, breakfast bar, tiled flooring, Upvc window and radiator.

#### Family room / Home office

Tiled flooring, radiator and French doors leading to the rear garden.

#### Landing

Upvc window.

#### Bedroom One

Upvc window, radiator and fitted wardrobes.

#### Bedroom Two.

Quality flooring, Upvc window and radiator.

#### Bedroom Three

Upvc window and radiator.

#### Bathroom

Stunning four piece fully tiled suite which includes a beautiful free standing bath, large walk-in shower cubical, wash hand basin, W/C, radiator, Upvc window.

#### Externally

To the front elevation is a good sized easy to maintain garden and long patterned concrete driveway which leads to the rear garage and well presented easy to maintain rear garden.

#### 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 – Electric

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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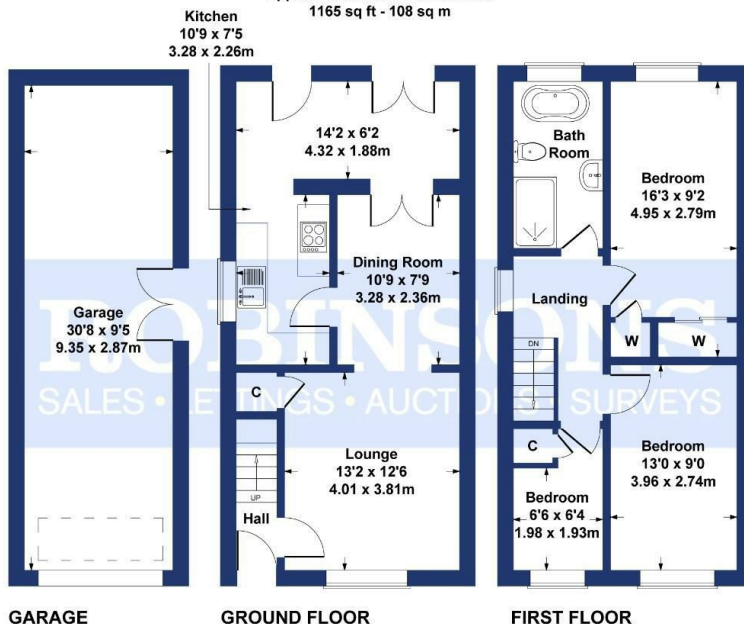
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Strategic Marketing Plan

Dedicated Property Manager

## Alington Close, Chilton

Approximate Gross Internal Area  
1165 sq ft - 108 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

Energy Efficiency Rating	
	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>	60
(39-54) <b>E</b>	67
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000  
E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111  
E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477  
E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444  
E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444  
E: info@wynyardfineandcountry.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.

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

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