



Grampian Way, Chilton, DL17 0QF
3 Bed - House - Semi-Detached
Offers Over £85,000

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*** SOLD WITH SITTING TENANT***

Robinsons are delighted to offer to the market this spacious EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, in our opinion the property should suit a variety of purchasers or any investor. Conveniently located close to all local shops, amenities and well placed for the commuter travelling to Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING.

In brief the accommodation comprises of; ENTRANCE HALL, spacious LOUNGE, DINING ROOM & FITTED KITCHEN. Whilst to the first floor THREE well-proportioned BEDROOMS and well presented BATHROOM. Externally the property enjoys a good sized GARDEN and well proportioned REAR GARDEN. In more detail the accommodation comprises of;

EPC Rating E
Council Tax Band A
Current tenants is currently paying £515 PCM.

Hallway

Storage cupboard, radiator, stairs to first floor.

Lounge

19'7 x 10'6 max points (5.97m x 3.20m max points)
UPVC window, radiator, french doors leading to the rear garden.

Dining Room

9'1 x 8'4 (2.77m x 2.54m)
UPVC window, radiator.

Kitchen

15'6 x 9'8 max points (4.72m x 2.95m max points)
Wall and base units, stainless steel sink with mixer tap and drainer, uPVC window, integrated oven, hob, extractor fan, space for under counter fridge freezer, access to rear.

Landing

UPVC window, loft access.

Bedroom One

13'7 x 9'3 (4.14m x 2.82m)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

10'5 x 10'1 max points (3.18m x 3.07m max points)
Fitted wardrobes, radiator, uPVC window.

Bedroom Three

9'7 x 8'6 max points (2.92m x 2.59m max points)
UPVC window, radiator.

Bathroom

Fully tiled, bath with shower over, wash hand basin, W/C, uPVC window, radiator.

Externally

To the front elevation is an easy to maintain garden, while to the rear there is an enclosed garden.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 60Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,627.87p.a
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.

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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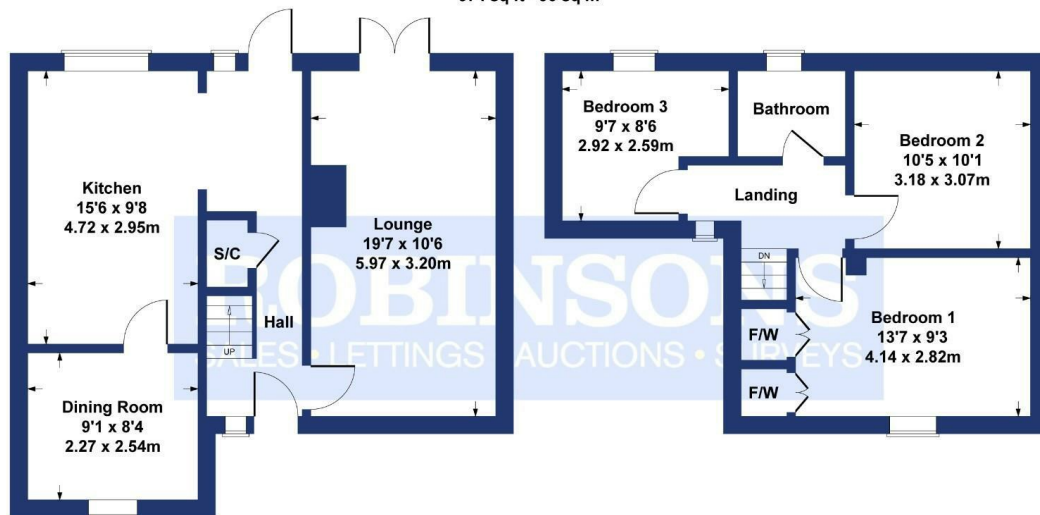
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grampian Way

Approximate Gross Internal Area
974 sq ft - 90 sq m



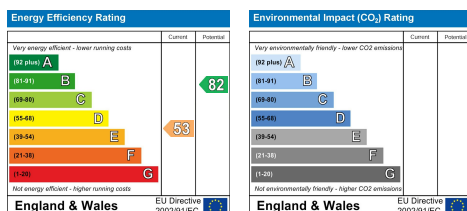
GROUND FLOOR

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. 2025



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