



Hambleton Way, Chilton, DL17 0RB
3 Bed - House - Mid Terrace
Asking Price £105,000

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Robinsons are delighted to bring to the market this well-presented three-bedroom mid-terraced property, offered for sale with no onward chain. Ideally situated close to a range of local shops and amenities, the property is also perfectly positioned for commuters, with excellent transport links to Durham City Centre, Darlington and Teesside. The nearby A1 and A19 provide convenient access to other parts of the region.

An ideal purchase for first-time buyers or investors alike, this larger-than-average home benefits from UPVC double glazing, gas central heating, a stylish fitted kitchen and modern bathroom, low-maintenance gardens, and a charming log-burning stove in the lounge.

The accommodation briefly comprises an entrance hallway, ground floor WC, spacious lounge/dining room, well-appointed kitchen, rear lobby and useful outbuilding. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property enjoys an easy-to-maintain front garden overlooking a pleasant green, while to the rear there is a further enclosed, low-maintenance garden area, providing an ideal space for relaxing and outdoor entertaining.

EPC Rating - C
Council Tax Band - A

Hallway

Wood effect flooring, radiator, stairs to first floor

W/C

w/c, wash hand basin, radiator, upvc window

Lounge/Dining Room

21'4 x 10'9 (6.50m x 3.28m)

Wood effect flooring, radiator, upvc window, multi-fuel stove, french doors leading to rear

Kitchen

10'1 x 9'9 (3.07m x 2.97m)

Modern wall & base units, stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, electric cooker point, space for large fridge freezer, radiator and tiled splash backs

Rear Lobby

Access to the rear and outbuilding

Landing

Bedroom One

13'1 x 10'1 (3.99m x 3.07m)

New carpets, upvc windows, radiator,

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

New carpets, upvc window and radiator

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)

New carpets, upvc window, radiator and airing cupboard

Bathroom

White panelled bath with shower over, wash hand basin, w/c, upvc window, heated towel rail, storage cupboard

Externally

To the front elevation is an easy to maintain garden which overlooks a pleasant green. Whilst to the rear there is an easy to maintain garden area

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – NA

Probate – n/a

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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 Council Tax: Durham County Council, Band A

Property Construction – Non Standard - 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.

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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.

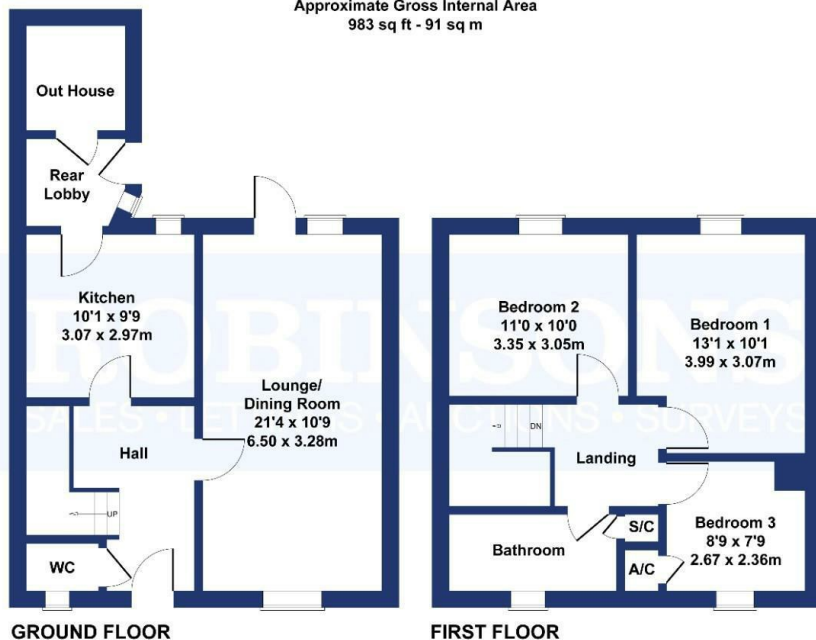
per individual purchaser applies for carrying out these checks.



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Strategic Marketing Plan
Dedicated Property Manager

Hambleton Way
Approximate Gross Internal Area
983 sq ft - 91 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. 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		
England & Wales	71	78
EU Directive 2002/91/EC		

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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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