





Mason Gardens, Chilton, DL17 0DY
3 Bed - House - Detached
Reduced £194,950

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Nestled in the desirable Mason Gardens, Chilton, this charming three-bedroom detached house presents an excellent opportunity for a variety of buyers, including first-time purchasers and those looking to upgrade their living space. The property is ideally situated on the edge of Chilton, offering convenient access for commuters heading to nearby Durham city, Darlington, and Teesside. With the A1 and A19 just a stone's throw away, you will find excellent transport links to other parts of the region.

Constructed by Avant Homes, this residence boasts a superb specification, ensuring a modern and comfortable living environment. The property is still under the NHBC guarantee, providing peace of mind for prospective buyers.

In addition to its attractive interior, the home features off-road parking, a valuable asset in today's market. The lovely enclosed garden offers a private outdoor space, perfect for relaxation or entertaining guests.

This well-positioned home is not to be missed, and we invite you to explore the potential it holds for your future. Whether you are starting your journey on the property ladder or seeking a new family home, this delightful house in Chilton is sure to meet your needs.

EPC Rating B
Council Tax Band C

Lounge
18'2 x 10'8 (5.54m x 3.25m)
Bi-folding doors to rear, radiator, laminate flooring.

Kitchen
12'5 x 13'7 (3.78m x 4.14m)
Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, uPVC window, radiator, stairs to first floor.

Utility Room
5'5 x 5'3 (1.65m x 1.60m)
Plumbed for washing machine, space for dryer.

W/C
W/C, wash hand basin, uPVC window, radiator, tiled splashbacks, extractor fan.

Landing
UPVC window, loft access, airing cupboard.

Bedroom One
12'6 x 8'5 max points (3.81m x 2.57m max points)
Fitted wardrobes, radiator, uPVC window, electric blinds.

En-Suite
Large shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan, tiled splashbacks, electric blinds.

Bedroom Two
10'5 x 9'3 max points (3.18m x 2.82m max points)
UPVC window, radiator.

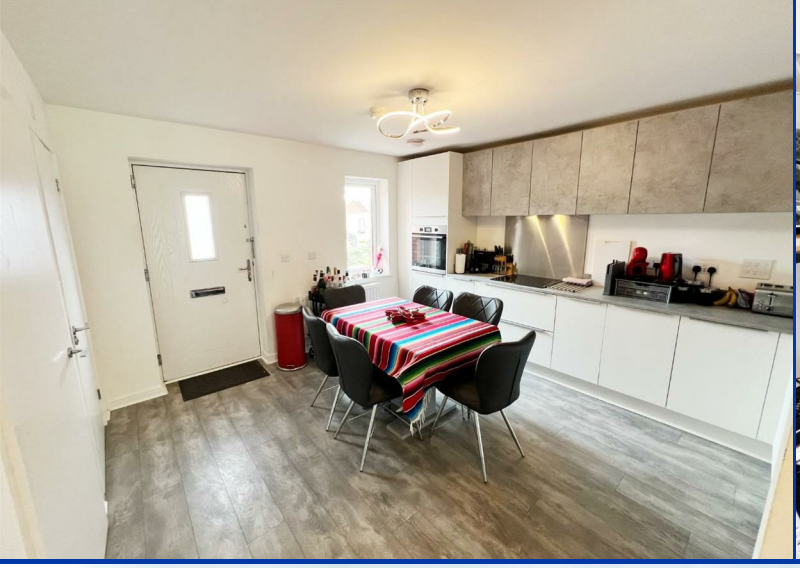
Bedroom Three
9'3 x 7'8 max points (2.82m x 2.34m max points)
UPVC window, radiator, electric blinds.

Bathroom
White panelled bath with shower over, wash hand basin, W/C, half tiled, extractor fan.

Externally
To the front elevation is an easy to maintain garden and double block paved driveway. While to the rear there is a lovely enclosed garden and patio. There is also a charging point for electric vehicles.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 1800Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,272.69p.a
Energy Rating: B

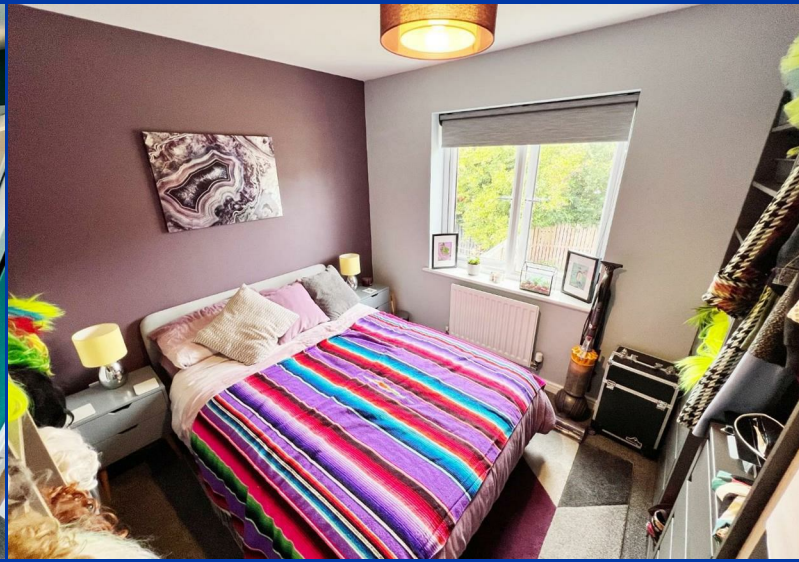
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons 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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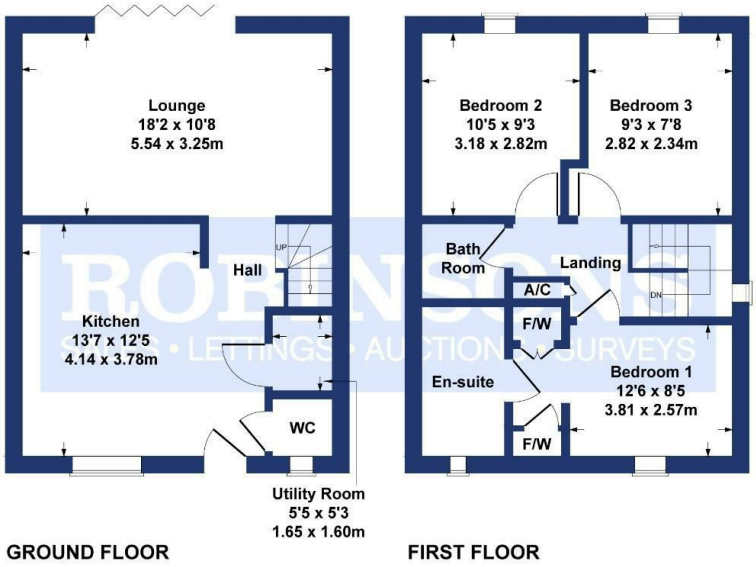
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mason Gardens

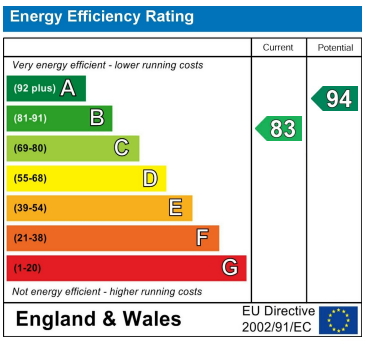
Approximate Gross Internal Area
899 sq ft - 84 sq m



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



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@robinsonscls.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@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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