



Henson Close, Chilton, DL17 0BF
3 Bed - House - Semi-Detached
£135,950

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Presented to a show home standard throughout; we are thrilled to offer to the market this beautiful three bedroom semi detached house pleasantly situated on Henson Close, within the popular residential location of Chilton. This impressive property was designed & constructed by Gleeson Homes in 2017 & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is within excellent commuting distance to Spennymoor, Durham City & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout.

In brief, this stunning home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge with French doors to rear, an immaculate kitchen/dining area with a range of fitted wall & base units with further access to a useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst to the front, there is a gravelled driveway leading to a single garage with mains power. We highly recommend thorough internal inspection in order to fully appreciate the style, quality, presentation & standard of this well proportioned home for sale.

FREEHOLD
EPC Rating: B
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE
13'7 x 10'8 (4.14m x 3.25m)

KITCHEN/DINING AREA
16'1 x 10'3 (4.90m x 3.12m)

GROUND FLOOR CLOAKS/WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'9 x 10'4 (4.19m x 3.15m)

BEDROOM TWO
12'6 x 7'1 (3.81m x 2.16m)

BEDROOM THREE
9'1 x 6'3 (2.77m x 1.91m)

FAMILY BATHROOM

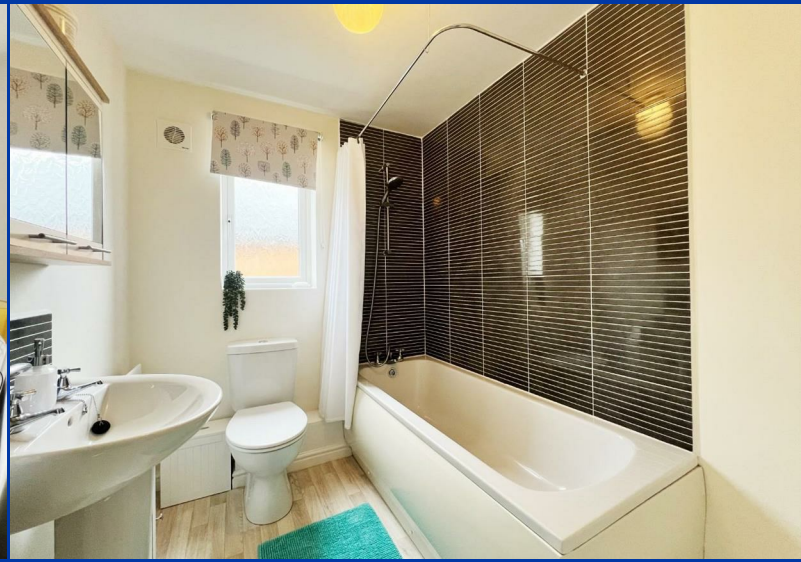
EXTERNALLY

SINGLE GARAGE

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 80Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £ 1,893.60 p.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.



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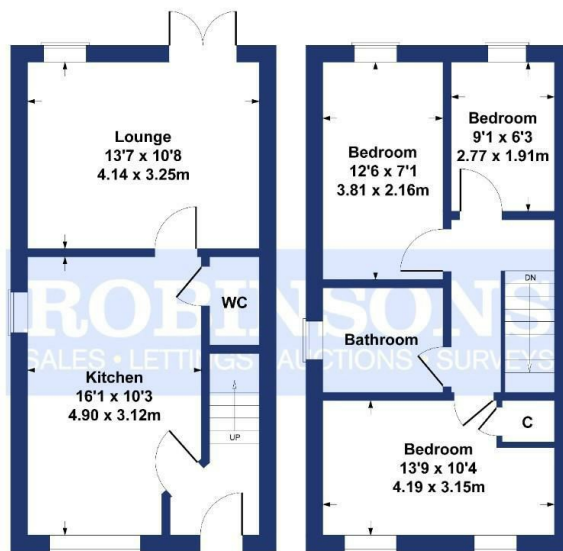
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Henson Close

Approximate Gross Internal Area
740 sq ft - 69 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	92
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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.

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