



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**

Modern 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 pattered concrete driveway which leads to the rear garage and well presented easy to maintain rear garden.



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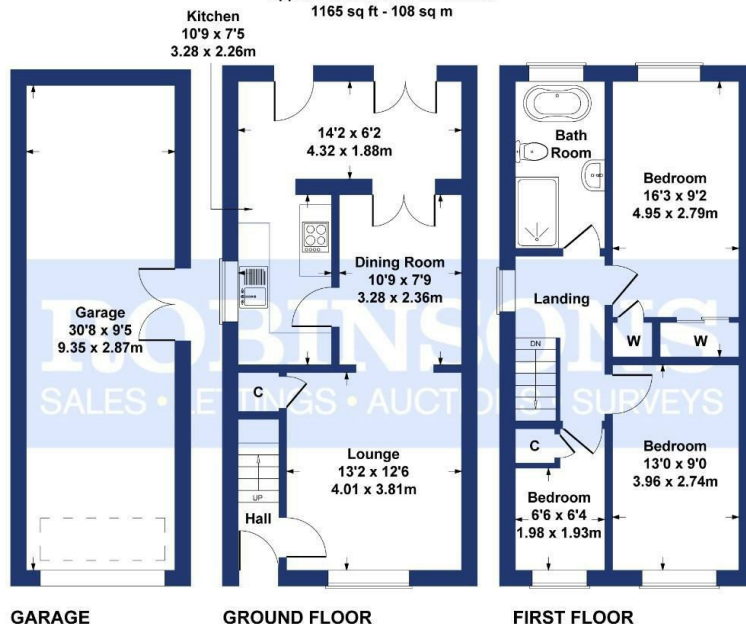
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## Alington Close, Chilton

Approximate Gross Internal Area  
1165 sq ft - 108 sq m



GARAGE

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91m A		
92-104m B		
80-91m C		
69-84m D		
55-68m E		
49-54m F		
45-48m G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91m A		
89-90m B		
75-84m C		
65-74m D		
55-64m E		
45-54m F		
35-44m G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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