



**St. Aidans Way, Chilton, DL17 0AT**  
**2 Bed - House - Semi-Detached**  
**£115,000**

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Robinsons are delighted to offer to the market, this rarely available two bedroom semi detached home, which was built by Gleeson Homes. It is superbly presented and a credit to its current occupants as it is sure to impress all buyers. It is conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes. The property benefits from ample living space, two double bedrooms, modern kitchen, well presented bathroom, easy to maintain gardens and off road parking. Giving all of the above early viewing is advised to avoid any disappointment.

In brief this beautiful home comprises of: Entrance - hallway, w/c, spacious and tastefully decorated lounge, attractive modern kitchen overlooking the rear gardens, whilst to the FIRST FLOOR there are TWO double bedrooms and the modern family bathroom. EXTERNALLY the property enjoys an easy to maintain garden with a BLOCK PAVED DRIVEWAY which is big enough for two cars, while to rear there is a larger than average enclosed garden. In more detail the accommodation comprises of;

#### Hallway

Radiator, Stairs to first floor

#### Cloaks/WC

W/C, wash hand basin, radiator, extractor fan

#### Lounge

uPVC window, radiator

#### Kitchen/Diner

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, uPVC window, plumbing for automatic washing machine, tile splash backs, space for dining room table

#### Landing

Radiator, loft access

#### Bedroom One

uPVC window, radiator

#### Bedroom Two

uPVC window, radiator

#### Bathroom

Large walk in shower, wash hand basin, W/C, uPVC window, radiator and extractor fan

#### Externally

To the front elevation is a block paved double driveway, while to the rear there is a good sized enclosed garden with patio

#### Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – 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 – Electric

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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