



The Crescent, Chilton, DL17 0EP
3 Bed - House - Semi-Detached
£189,950

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The Crescent

Chilton, DL17 0EP

It is with pleasure that Robinsons Estate Agents offer to the market this STUNNING EXTENDED THREE BEDROOMED SEMI-DETACHED FAMILY RESIDENCE which is a credit to its current owners for its style and class, which can only be truly appreciated by internal viewing. Located within this popular, family orientated area of The Crescent, which is located in the centre of Chilton and is ideally located for the commuter traveling to nearby Durham city, Darlington and Teesside and the A1 and A19 are within very close proximity, providing excellent transport links to other parts of the region. This perfect family home has an endless amount of benefits but some of its key features are; high end kitchen, stunning family lounge with multi fuel stove, three good sized bedrooms with master having the added bonus of fitted wardrobes, beautiful, enclosed garden to rear, quality fixtures and fittings throughout, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING & DOUBLE DRIVEWAY.

This is an ideal opportunity for clients seeking that 'move-in ready' home which briefly comprises: ENTRANCE HALLWAY, GROUND FLOOR W/C, spacious LOUNGE/DINER, stunning kitchen, beautiful sunroom extension, useful utility room and home office, to the first floor is three good sized bedrooms and family bathroom. Externally to the front elevation there is a double block paved driveway, while to the rear there is a large garden, with fantastic patio area and useful home studio. Giving all of the above of the above early viewing is advised to avoid any disappointment.

EPC Rating A
Council Tax Band D











Porch

Tiled flooring, feature radiator.

Hallway

Radiator, tiled flooring, stairs to the first floor, storage cupboard.

Lounge/Diner

19'5 x 12'1 (5.92m x 3.68m)

Stylish flooring, radiators, uPVC window with shutter blinds, multi fuel stove, spotlighting.

Kitchen

12'0 x 8'9 (3.66m x 2.67m)

Stunning wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge, Quartz worktops with inset sink and mixer tap, feature radiator, spotlights, breakfast bar.

W/C

W/C, radiator, tiled flooring, wash hand basin, spotlights.

Sunroom

18'8 x 9'6 (5.69m x 2.90m)

Velux window, tiled flooring, uPVC window with shutter blinds, Bi-folding doors leading to the rear garden.

Office

6'3 x 5'9 (1.91m x 1.75m)

UPVC window with shutter blinds, feature radiator, tiled flooring.

Utility Room

7'9 x 6'2 (2.36m x 1.88m)

Modern wall and base units, integrated freezer, washing machine, uPVC window, spotlights, sink with mixer tap.

Landing

Quality flooring, uPVC window, loft access.

Bedroom One

13'8 x 10'0 max points (4.17m x 3.05m max points)

Fitted wardrobes, radiator, uPVC window with shutter blinds.

Bedroom Two

12'1 x 10'0 (3.68m x 3.05m)

UPVC window, radiator, stylish flooring.

Bedroom Three

9'0 x 9'0 (2.74m x 2.74m)

UPVC window with shutter blinds, stylish flooring, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, hand towel radiator, spotlights, fully tiled, large storage cupboard.

W/C

W/C, wash hand basin, tiled flooring.

Externally

To the front elevation, there is a double block paved driveway. While to the rear, there is a beautiful large landscaped garden and patio area with an outbuilding.

Studio

21'1 x 9'6 (6.43m x 2.90m)

Stylish flooring, base units, spotlights, electric radiator, bi-folding doors.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

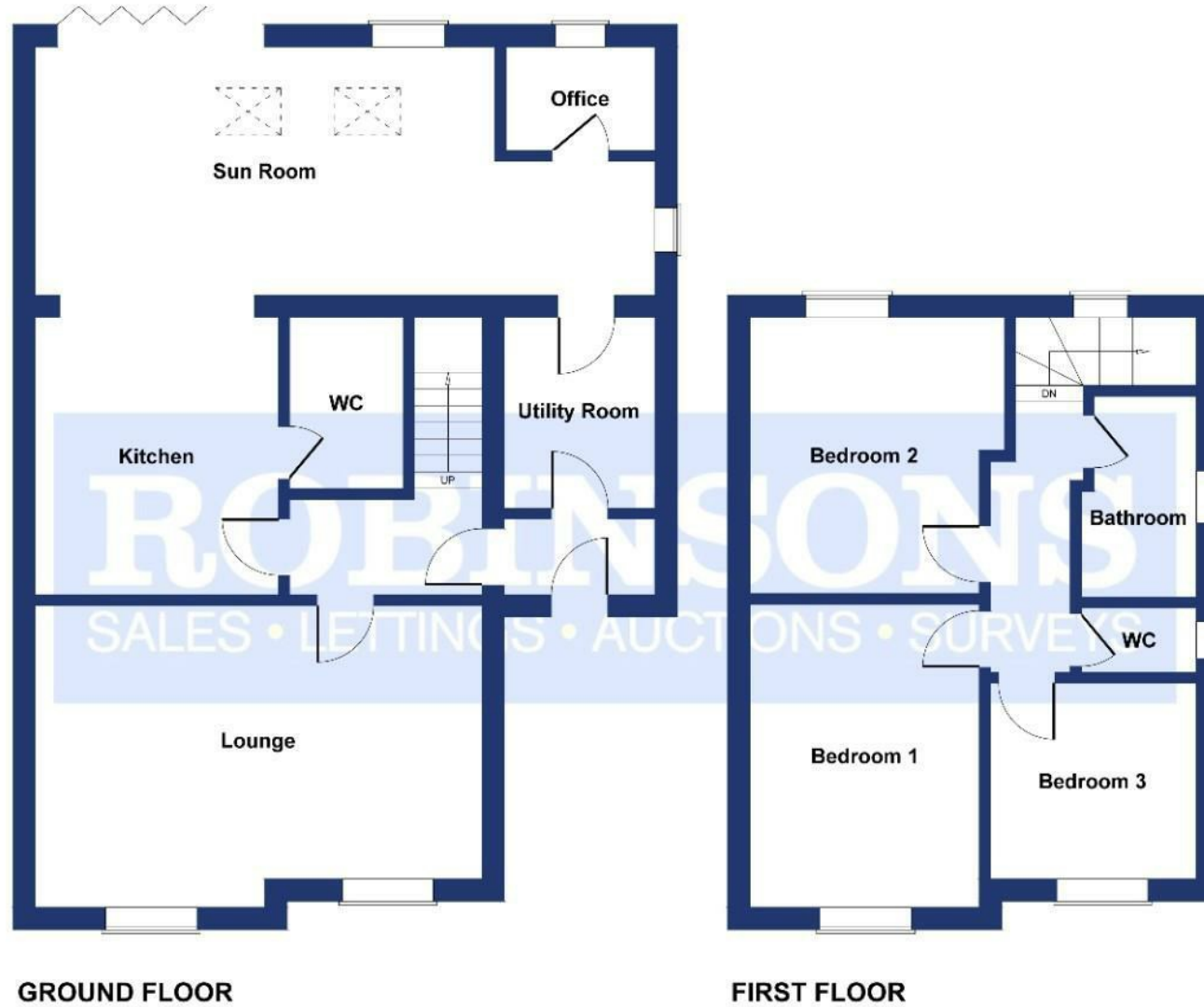
Council Tax: Durham County Council, Band A - Approx. £1,623.07 p.a

Energy Rating: D

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>79</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>65</div>		
England & Wales		EU Directive 2002/91/EC

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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

