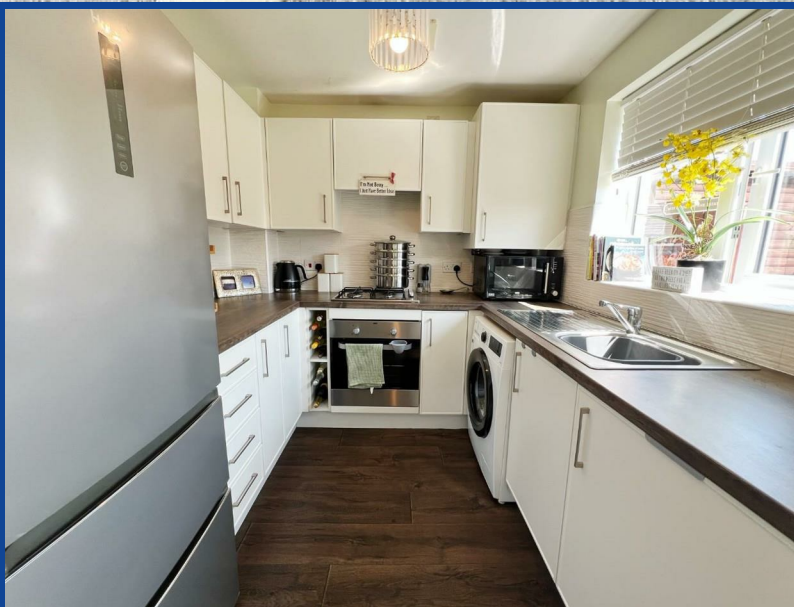
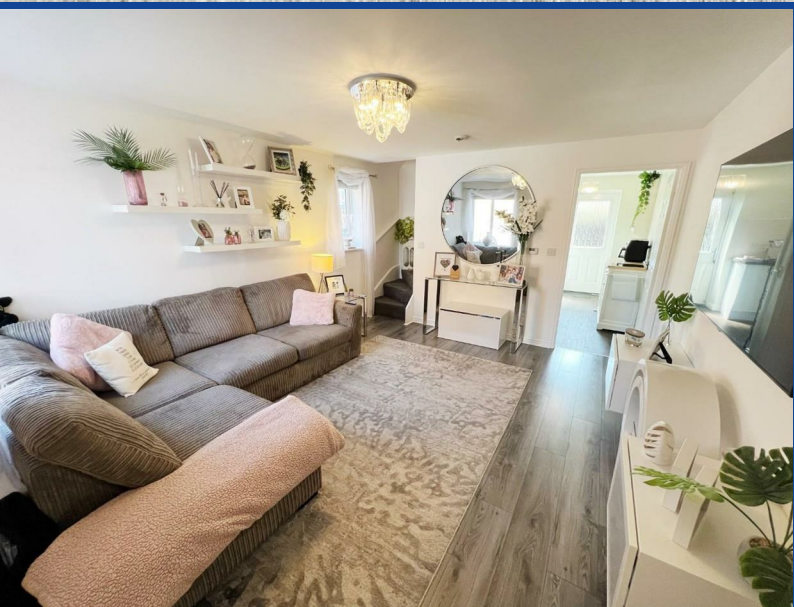




Henson Close, Chilton, DL17 0BF
2 Bed - House - Semi-Detached
Asking Price £130,000

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Robinsons are delighted to offer to the market this rarely available two-bedroom semi-detached home, built by Gleeson Homes. Immaculately presented throughout, the property is a true credit to the current owners and is perfectly suited to a variety of buyers, including first-time purchasers, downsizers, and investors alike.

Conveniently located for commuters, the property benefits from excellent transport links to Durham City, Darlington, and Teesside, while also being within easy reach of local schools, shops, and everyday amenities.

The accommodation is spacious and well maintained, featuring two generous double bedrooms, a stylish modern kitchen, a contemporary family bathroom, landscaped low-maintenance gardens, and off-road parking. Early viewing is strongly recommended to fully appreciate the quality and location of this superb home.

Briefly comprising: entrance hallway, ground floor WC, a spacious and tastefully decorated lounge, and a modern fitted kitchen with views over the rear garden. To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property enjoys a low-maintenance front garden alongside a gravelled driveway providing off-road parking for up to two vehicles. To the rear is a larger-than-average enclosed garden, offering an ideal space for outdoor entertaining, relaxation, or family enjoyment.

EPC Rating: TBC
Council Tax Band: A

Porch

Radiator

W/C

W/c, wash hand basin, Upvc window, radiator.

Lounge

13'8 x 12'3 (4.17m x 3.73m)

Quality flooring, radiator, Upvc window, stairs to first floor.

Kitchen

12'2 x 12'1 (3.71m x 3.68m)

Well presented wall and base units, integrated oven, hob, extractor fan, stainless with mixer tap and drainer, plumbed for washing machine, Upvc window, radiator, tiled splash backs, space for Fridge / freezer, storage cupboard.

Landing

Radiator, Loft access.

Bedroom One

12'3 x 10'8 (3.73m x 3.25m)

Upvc window, radiator.

Bedroom Two

12'3 x 7'7 (3.73m x 2.31m)

Upvc window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, extractor fan, Upvc window.

Externally

To the front elevation is easy to maintain garden and double length driveway, while to the rear there is a beautiful enclosed garden and 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 – Gas Central Heating

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		
(81-91) B		
(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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The Wynd

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E: info@robinsonswynyard.co.uk

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.

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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