



Granville Drive, Chilton, DL17 0RG
2 Bed - House - Semi-Detached
Asking Price £115,000

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Robinsons are delighted to present this two-bedroom semi-detached property to the sales market, pleasantly situated in a sought-after residential location. The home is ideally positioned close to a range of local shops, amenities, and offers excellent transport links to nearby schools in Ferryhill and Bishop Auckland. The property is well presented throughout and benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance porch leading into a spacious open-plan lounge and dining area, alongside an attractive fitted kitchen complete with integrated appliances.

To the first floor, there are two well-proportioned bedrooms and a modern shower room, all finished to a good standard. Externally, the property boasts an attractive frontage with a long driveway providing ample off-street parking and leading to a detached garage. To the rear, there is a pleasant patio area and enclosed garden, ideal for outdoor enjoyment.

EPC Rating: D
Council Tax Band: A

Porch

Upvc window, Access to lounge

Lounge

17'5 x 12'9 (5.31m x 3.89m)

Upvc bay window, wood effect flooring, electric fire and surround, stairs to first floor.

Kitchen

12'9 x 8'9 (3.89m x 2.67m)

Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge / freezer, radiator, Upvc window, tiled splash backs, access to rear.

Landing

Loft access.

Bedroom One

12'9 x 8'9 (3.89m x 2.67m)

Upvc window, radiator, storage cupboard.

Bedroom Two

12'9 x 9'0 (3.89m x 2.74m)

Upvc window, radiator.

Shower Room

Double shower cubicle, wash hand basin, W/C, Upvc window, radiator.

Externally

To front elevation is a easy to maintain garden and long driveway which leads to a the garage and rear garden / patio.

Agents 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 and some photos may have been edited.

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		

DURHAM

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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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