





Henson Close, Chilton, DL17 0BF
2 Bed - House - Semi-Detached
Asking Price £125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

£1000 towards legal fees if completion takes place before 18th December 2026

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.

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.






PAUL'S MAN CAVE





OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

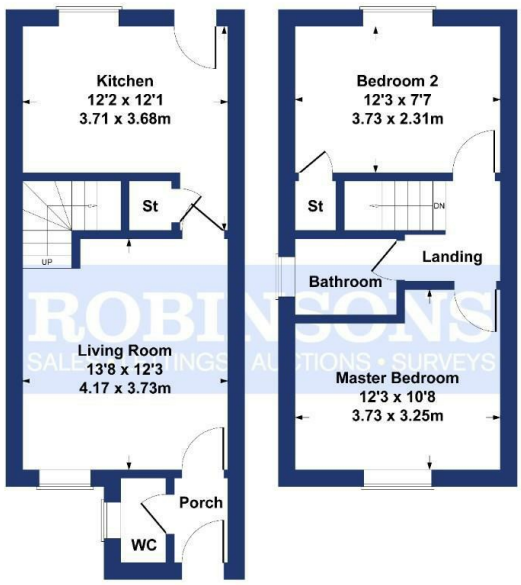
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Henson Close

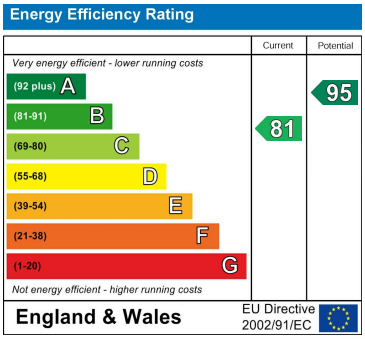
Approximate Gross Internal Area
674 sq ft - 63 sq m



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. 2026



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS