



**Albert Street, Chilton, DL17 0QA**  
**3 Bed - House - Mid Terrace**  
**£45,000**

**ROBINSONS**  
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Robinsons are delighted to offer market this FULLY REFURBISHED, STUNNING AND WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE which is offered to the market in good decorative order throughout and with NO ONWARD CHAIN. The property would make an ideal home for the first time buyer or the property investor and benefits from, recently fitted heating system, recent re-wire, stunning kitchen, well presented bathroom, three bedrooms and UPVC DOUBLE GLAZING. This lovely home is ideal as it is close to local amenities, local schooling as well as having excellent transport links via the A1m & A167 major towns and city's.

The property briefly comprises of ENTRANCE hall, spacious lounge which flows into a dining room, beautiful fitted kitchen with integrated appliances and ground floor stylish bathroom, to the first floor three well proportioned bedrooms. Externally there is a REAR YARD. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price  
\* Reservation Fees Applicable \* The Modern Method of Auction

#### Hall

Radiator, stairs to first floor.

#### Lounge

12'9 x 12'4 max points (3.89m x 3.76m max points)  
Grey wood effect flooring, radiator, uPVC windows.

#### Dining Room

16'2 x 6'8 max points (4.93m x 2.03m max points)  
Grey wood effect flooring, radiator, uPVC window.

#### Kitchen

11'1 x 7'5 (3.38m x 2.26m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, heated towel radiator, space for fridge freezer, tiled splashbacks, plumbed for washing machine, airing cupboard, uPVC window, grey wood effect flooring.

#### Inner Hall

Radiator, access to rear.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window, tiled splashbacks.

#### Landing

Loft access.

#### Bedroom One

16'2 x 9'4 max points (4.93m x 2.84m max points)  
UPVC window, radiator, storage cupboard, quality flooring.

#### Bedroom Two

10'2 x 8'6 max points (3.10m x 2.59m max points)  
UPVC window, radiator, quality flooring.

#### Bedroom Three

7'3 x 7'1 (2.21m x 2.16m)  
UPVC window, radiator, quality flooring.

#### Externally

To the rear there is an enclosed garden.

#### Agent Notes

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

#### Auction Terms/Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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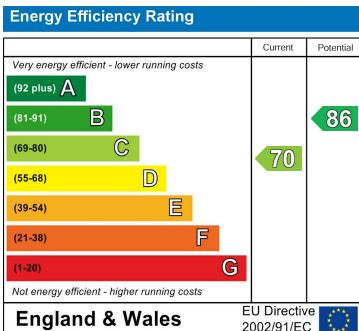
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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