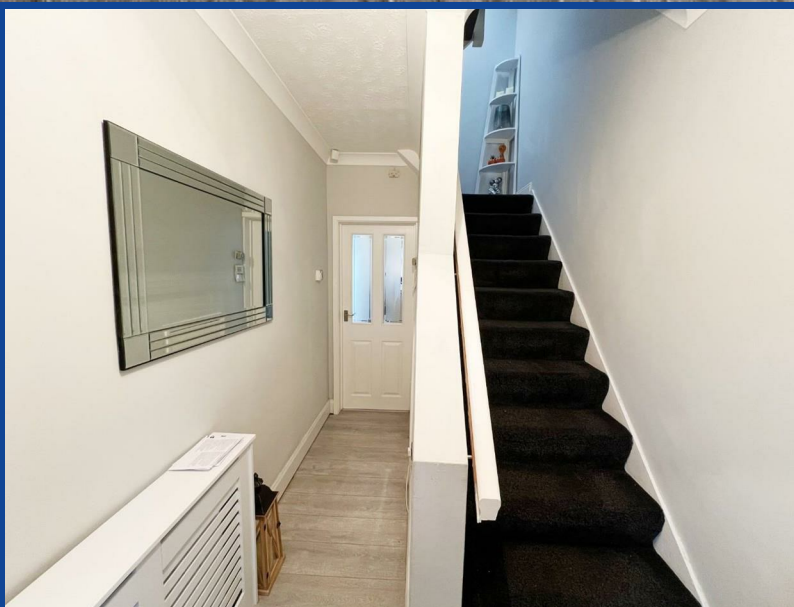




Beverley Gardens, Chilton, DL17 0ER
3 Bed - House - Terraced
£139,950

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A rare opportunity to acquire this larger-than-average three-bedroom terraced family home, complete with an impressive loft room, located within the highly sought-after and family-friendly area of Beverley Gardens, centrally positioned in Chilton. The property is perfectly suited for commuters, offering excellent access to Durham City, Darlington, and Teesside, with both the A1 and A19 close by, providing superb transport links across the region.

Internally, the accommodation briefly comprises an entrance hallway, spacious lounge, dining room, well-presented kitchen, and conservatory. To the first floor are three well-proportioned bedrooms and a family bathroom, with the landing also providing access to the versatile loft room. Externally, the property benefits from a double block-paved driveway to the front, while to the rear is a stunning enclosed garden and patio area, complete with a summer house, ideal for relaxing and entertaining.

Hallway

Quality floorplan, radiator, storage cubicle.

Lounge

13'1 x 10'3 (3.99m x 3.12m)

Quality floorplan, radiator, Upvc bay window.

Dining Room

11'4 x 10'7 (3.45m x 3.23m)

Quality floorplan, radiator, French leading to conservatory.

Kitchen

19'2 x 6'1 (5.84m x 1.85m)

wall and base unit integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, quality floorplan, radiator, washing machine, dishwasher, American fridge / freezer, Upvc window.

Conservatory

12'6 x 9'4 (3.81m x 2.84m)

Quality floorplan, radiator, French doors leading to the rear garden.

Landing

Stairs to loft room

Bedroom One

13'2 x 10'4 (4.01m x 3.15m)

Wood effect floorplan, radiator, Upvc window.

Bedroom Two

11'4 x 11'1 max points (3.45m x 3.38m max points)

Wood effect floorplan, radiator, Upvc window, fitted wardrobe and airing cupboard.

Bedroom Three

8'9 x 7'2 (2.67m x 2.18m)

Wood effect floorplan, radiator, Upvc window, fitted wardrobe

Bathroom

White panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, Upvc windows.

W/C

W/C, Upvc window, tiled flooring.

Loft room

19'9 x 13'6 (6.02m x 4.11m)

Velux window, wood effect flooring, storage cupboard.

Externally

To the front elevation is double block paved driveway, while to the rear there is a stunning enclosed garden and patio which includes a summer house.

Agents notes.

Council Tax Band A - Approx £1,790.61 p.a

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 – Yes, not yet granted or underway. Any questions please ask the robinsons team.

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 £35 + VAT (£42 including 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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