





Denebridge Row, Chilton, DL17 0HN

3 Bed - House - Mid Terrace

£105,000

ROBINSONS

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Robinsons are delighted to offer to the market this spacious and stylish three-bedroom mid-terraced home, which in our opinion would make an ideal purchase for first-time buyers, families and investors alike. Beautifully presented throughout and ready to move straight into, the property offers generous living accommodation combined with modern fixtures and fittings.

Conveniently located for access to Durham City, Darlington and Teesside, the property is also within easy reach of the A1(M), making it an excellent choice for commuters. Further benefits include UPVC double glazing, gas central heating, a modern fitted kitchen and bathroom, together with good-sized outdoor space.

The accommodation briefly comprises a welcoming lounge, separate dining room, modern fitted kitchen with integrated appliances, useful utility room, ground floor shower room/WC and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property enjoys a generous garden to the front, whilst to the rear there is an enclosed yard and a hard-standing area providing off-road parking.

Early viewing is highly recommended to appreciate the size, presentation and excellent location of this lovely home.

In more detail, the accommodation comprises:-

Lounge
16'2 x 13'3 (4.93m x 4.04m)
UPVC window, quality flooring, storage cupboard, sliding doors to conservatory

Conservatory
9'8 x 7'5 (2.95m x 2.26m)
Access to garden

Utility
10'7 x 6'2 (3.23m x 1.88m)
Plumbed for washing machine, UPVC window, radiator, quality flooring

Kitchen
14'0 x 8'0 (4.27m x 2.44m)
Wall & base units, intergraded oven, hob, extractor fans, stainless steel sink with mixer tap, space for fridge freezer, space for dining room table, spot lights, quality flooring, radiator, UPVC window

Downstairs shower room
10'6 x 6'1 (3.20m x 1.85m)
Large shower cubicle, wash hand basin, w/c, fully tiled, radiator, UPVC window

Landing
Loft access

Bedroom one
13'1 x 9'2 (3.99m x 2.79m)
UPVC window, radiator

Bedroom two
13'2 x 9'2 (4.01m x 2.79m)
UPVC window

Bedroom 3
6'4 x 8'1 (1.93m x 2.46m)
UPVC window, radiator

Shower room
7'0 x 6'3 (2.13m x 1.91m)
Shower cubicle, wash hand basin, w/c, chrome towel radiator, UPVC window, extractor fan

Externally
To the front elevation is an easy to maintain forecourt/yard, while to the rear there is a long & large garden. The property also has the added bonus of a parking bay.

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
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 Council Tax: Durham County Council, Band A

Property Construction – Non Standard - 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

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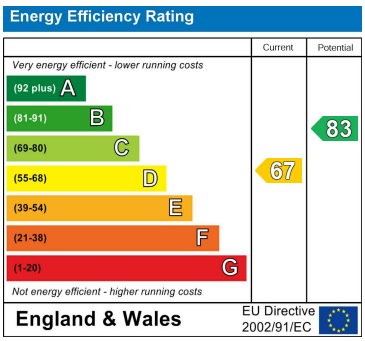
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Strategic Marketing Plan

Dedicated Property Manager





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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.