



St. Aidans Way, Chilton, DL17 0AT
2 Bed - House - Semi-Detached
Asking Price £125,000

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Robinsons are delighted to offer to the market, this rarely available two bedroom semi detached home, which was built by Gleeson Homes. It is superbly presented and a credit to its current occupants as it is sure to impress all buyers. It is conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes. The property benefits from ample living space, two double bedrooms, modern kitchen, well presented bathroom, easy to maintain gardens and off road parking. Giving all of the above early viewing is advised to avoid any disappointment.

In brief this beautiful home comprises of: ENTRANCE - hall, w/c, spacious and tastefully decorated lounge, attractive modern kitchen overlooking the rear gardens, whilst to the FIRST FLOOR there are TWO double bedrooms and the modern family bathroom. EXTERNALLY the property enjoys an easy to maintain garden with a GRAVELLED DRIVEWAY which is big enough for two cars, while to rear there is a larger than average enclosed garden. In more detail the accommodation comprises of;

EPC Rating TBC
Council Tax Band A

Porch

Radiator and quality flooring

W/C

W/C, wash hand basin, Radiator, UPVC window

Lounge

13'5 x 12'2 (4.09m x 3.71m)

UPVC windows, Quality flooring, radiator, Stairs to 1st floor

Kitchen

12'1 x 11'0 (3.68m x 3.35m)

White wall and base units, integrated oven, hob, extractor fan, Stainless steel sink with mixer tap and drainer. UPVC window, plumbed for washing machine, space for fridge freezer. Space for dining room table, radiator, tiled splash backs, large storage cupboard, access to rear.

Landing

Quality flooring, loft access

Bedroom One

10'5 x 12'2 (3.18m x 3.71m)

UPVC window, radiator, with lovely outlook

Bedroom Two

UPVC window, radiator, storage cupboard

Bathroom

White Panelled bath, wash hand basin, UPVC window, extractor fan, radiator, tiled splashbacks.

Externally

To the front elevation is an easy to maintain mature garden with double length driveway, while to the rear there is a lovely enclosed garden

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1627.87 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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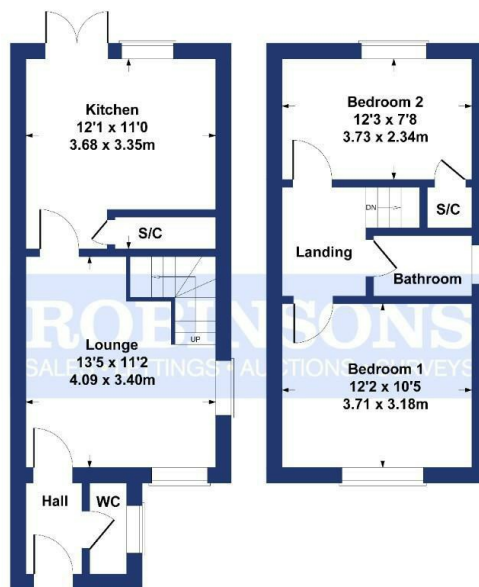
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Aiden's Way
Approximate Gross Internal Area
672 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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