



**Mason Gardens, Chilton, DL17 0DY**  
**3 Bed - House - Semi-Detached**  
**Asking Price £165,000**

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Robinsons Estate Agents are delighted to present this stunning three-bedroom semi-detached family residence located in the desirable Mason Gardens area of Chilton. This property is a true testament to style and class, and its charm can only be fully appreciated through an internal viewing.

Nestled in a family-friendly neighbourhood, this home is ideally situated for commuters, with excellent transport links to Durham city, Darlington, and Teesside. The A1 and A19 are conveniently close, making travel throughout the region effortless. Built by Avant Homes, this property boasts a superb specification and is still under the NHBC guarantee, ensuring peace of mind for its new owners.

Upon entering, you will find a tastefully decorated interior that features a high-end kitchen and a stunning living room, complete with bi-folding doors that open onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The property comprises three generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes, providing ample storage. Quality fixtures and fittings are evident throughout, complemented by gas central heating and UPVC double glazing for comfort and efficiency.

The ground floor layout includes an entrance hall, a convenient ground floor W/C, and a spacious lounge that flows into the ultra-modern kitchen/dining room, which is equipped with a range of integrated appliances. Ascending to the first floor, you will discover a bright landing that leads to three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property features a large block-paved driveway to the front, accommodating up to four cars, while the rear offers a lovely enclosed garden and patio area, perfect for outdoor entertaining or relaxation. This home presents an ideal opportunity for those seeking a move-in ready property in a sought-after location.

EPC Rating B  
Council Tax Band - B

#### Hall

Radiator, stairs to the first floor.

#### W/c

W/C, wash hand basin, quality flooring, part tiled, chrome towel radiator, extractor fan.

#### Lounge

15'8 x 9'8 max points (4.78m x 2.95m max points )

Quality flooring, radiator, Bi-folding doors leading to the rear garden, storage cupboard.

#### Kitchen / Diner

14'9 x 11'2 (4.50m x 3.40m )

Stunning wall and base units, integrated oven, hob, microwave, extractor fan, fridge/freezer, tiled splash backs, stainless steel sink with mixer tap and drainer, space for dining room table, plumbed for washing machine, quality flooring, Upvc window, radiator.

#### Landing

Upvc window, radiator, loft access which the owner has informed us is part boarded.

#### Bedroom One

15'0 x 8'1 max points (4.57m x 2.46m max points )

Upvc windows, radiator, fitted wardrobes and airing cupboard.

#### Bedroom Two

10'4 x 7'3 (3.15m x 2.21m )

Upvc window, radiator.

#### Bedroom Three

10'4 x 7'3 max points (3.15m x 2.21m max points )

Upvc window, radiator.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled splash backs, spot lights, extractor fan.

#### Externally

To the front elevation is large block paved driveway which could easily fit 3/4 vehicles, while to the rear is a lovely enclosed garden and patio.

#### Agent Notes

Council Tax: Durham County Council, Band B

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.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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