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Craggside Chilton, Ferryhill, DL17 0QP

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Offers In The Region Of £90,000

Spacious three bedroomed semi-detached family home located on Cragside, a quiet residential area of Chilton. Ideally situated for easy access to both great commuter links and amenities this property will appeal to a variety of buyers. Located only approx. 6.5 miles from Bishop Auckland, 7 miles from Durham City and 5 miles from Newton Aycliffe, provides an extensive range of facilities from supermarkets to popular high street retail stores, restaurants, leisure centres and healthcare services. The town itself does provide local amenities from shops to schools as well as having a regular bus service that picks 0.1 mile away from the property leading to neighbouring towns and villages.

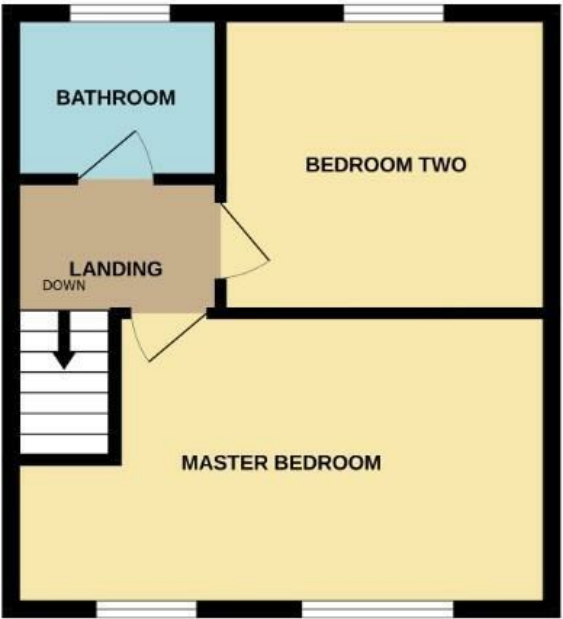
In brief, the property comprises; an entrance porch leading into the living room, kitchen, family room and utility to the ground floor. The first floor consists of the two double bedrooms and family bathroom. Externally, the property features a gravelled garden to the front with mature shrubbery. To the rear, there is a substantially sized garden, fully enclosed and mainly laid with artificial turf, along with patio space ideal for outdoor seating and furniture, raised perimeter planters hosting an array of well established flowers, plants and shrubbery along with a storage shed/workshop which is fitted with electric and lighting. Gated access leads out to the back lane where a single driveway provides off street parking.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

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

Living Room

19'8" x 10'9"
The bright and spacious living room offers plenty of space for furniture, benefiting from an electric fire, neutral decor and dual aspect windows to the front and rear elevations.

Kitchen

11'5" x 7'5"
Fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainers along with a free standing cooker. Space is available for further free standing appliances including a washing machine.

Family Room

10'7" x 8'9"
The family room is a versatile addition to the property which could be utilised as a formal dining room, home office, playroom or snug with window to the front elevation.

Utility Room

10'9" x 6'6"
The utility room provides space for additional appliances with barn door leading into the rear garden.

Master Bedroom

17'1" x 9'5"
Generously sized master bedroom with plenty of space for a king-sized bed and further furniture with large window to the front elevation allowing lots of natural light.

Bedroom Two

10'9" x 9'10"
Another well-proportioned double bedroom with ample space for furniture and window to the rear elevation.

Bathroom

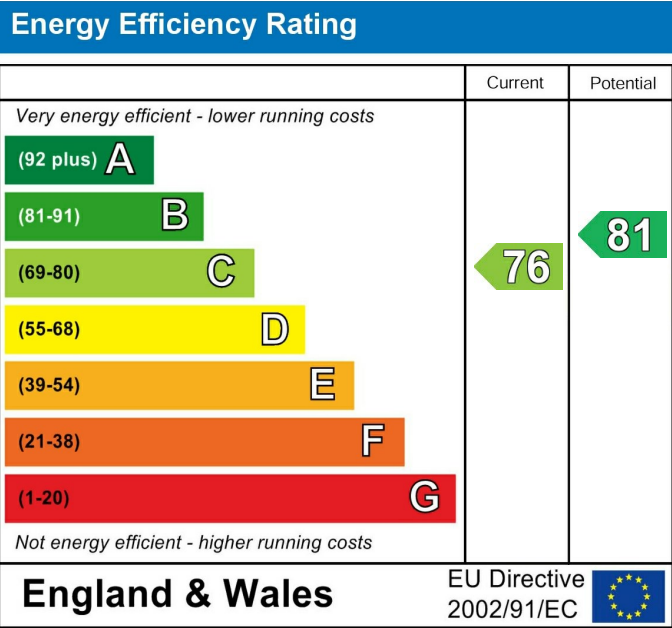
6'6" x 5'6"
Family bathroom fitted with a panelled bath with perimeter tiling, WC and wash hand basin.

Attic

7'0" x 8'7"
Fully boarded attic with pull-down ladder.

External

Externally, the property features a gravelled garden to the front with mature shrubbery. To the rear, there is a substantially sized garden, fully enclosed and mainly laid with artificial turf, along with patio space ideal for outdoor seating and furniture, raised perimeter planters hosting an array of well established flowers, plants and shrubbery along with a storage shed/workshop which is fitted with electric and lighting. Gated access leads out to the back lane where a single driveway provides off street parking.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

