
HUNTERS®
HERE TO GET you THERE
St. Aidans Way Chilton, Ferryhill, DL17 0AT

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Price £150,000

Spacious three bedroomed, detached family home offered for sale on St Aidans Way on the outskirts of Chilton. Ideally situated just off the A167 allowing for easy access to the A1M perfect for commuters. Durham City is only approx. 7miles away whilst Bishop Auckland and Newton Aycliffe are also close by; providing access to an extensive range of facilities such as supermarkets, popular high street retail stores, restaurants, cafes, bars, salons, independent stores, schools and leisure centres. Chilton has a range of local amenities within walking distance including local shops and primary schools as well as having a regular bus service leading to neighbouring towns and villages.

In brief, the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a substantial paved driveway to the front, along with a single garage providing off street parking for several cars. To the rear of the property is an enclosed garden, which is mainly laid to lawn along with a patio area ideal for outdoor seating and furniture.

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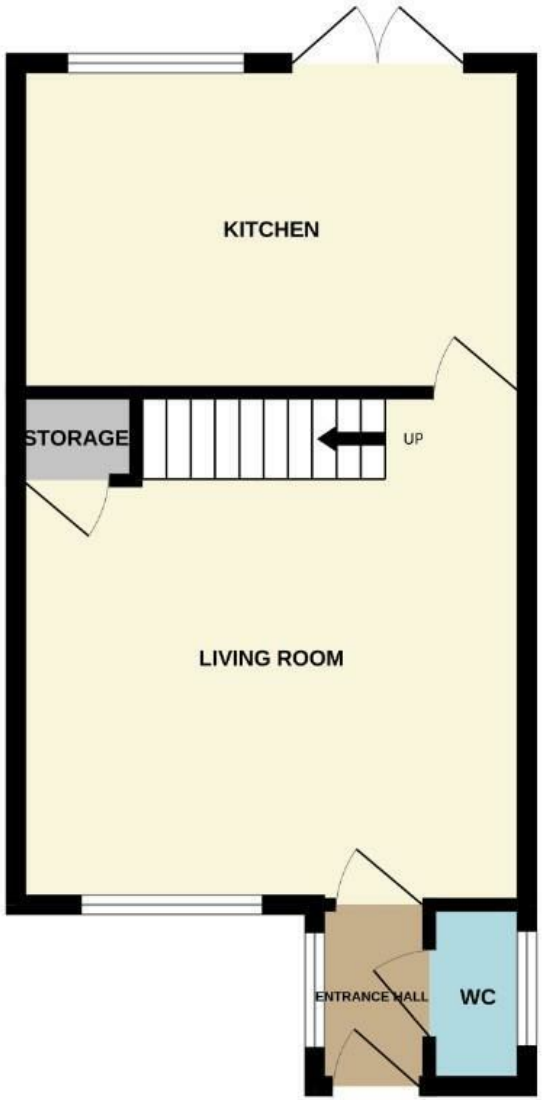
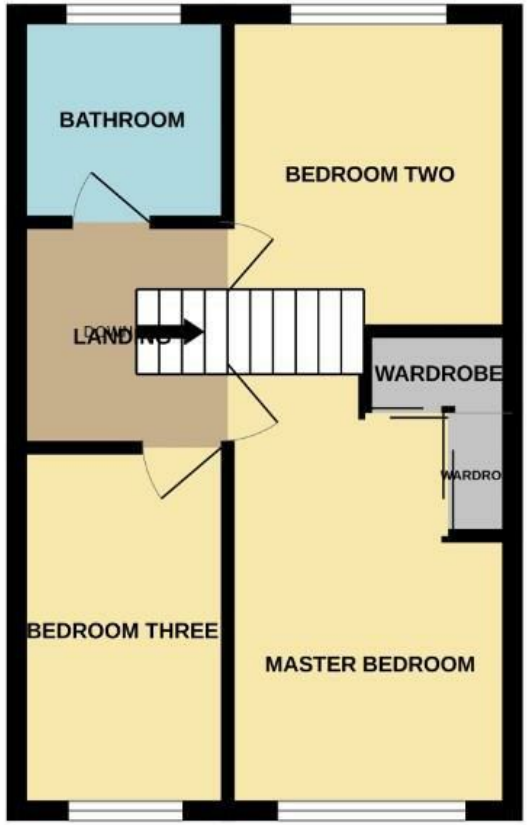
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

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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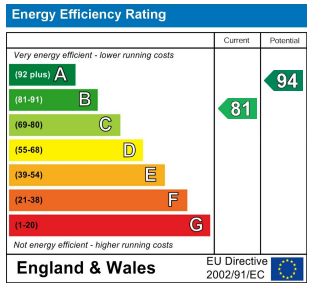
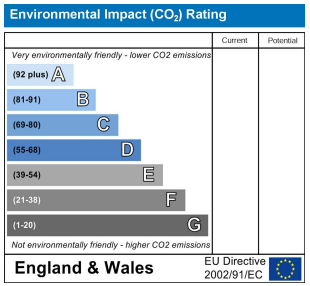




Living Room
14'9" x 14'9"
Bright and spacious living room located to the front of the property offering plenty of space for furniture, benefiting from neutral decor and window to the front elevation.

Kitchen
14'9" x 9'6"
The ktchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for an American style fridge/freezer, further free standing appliances and plumbing for a washing machine. Space is also available for a dining table and chairs with French doors leading into the rear garden.

Cloakroom
3'3" x 0'1"
Fitted with a WC and wash hand basin.

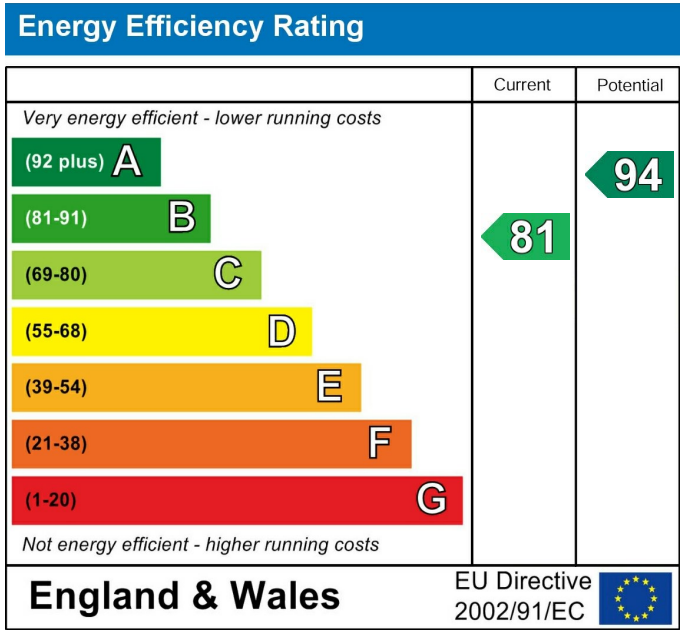
Master Bedroom
11'5" x 8'2"
The master bedroom provides space for a king sized bed and further furniture, benefiting from built in wardrobes and window to the front elevation allowing ample natural light.

Bedroom Two
11'5" x 8'3"
The second bedroom is another double bedroom with plenty of space for furniture and window to the rear elevation.

Bedroom Three
11'0" x 6'2"
The third bedroom is a well-proportioned single bedroom with window to the front elevation.

Bathroom
6'1" x 6'1"
The bathroom is fitted with a panelled bath, WC and wash hand basin.

External
Externally the property has a substantial paved driveway to the front, along with a single garage providing off street parking for several cars. To the rear of the property is an enclosed garden, which is mainly laid to lawn along with a patio area ideal for outdoor seating and furniture.



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.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