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Wilkinson Way Chilton, DL17 0BL

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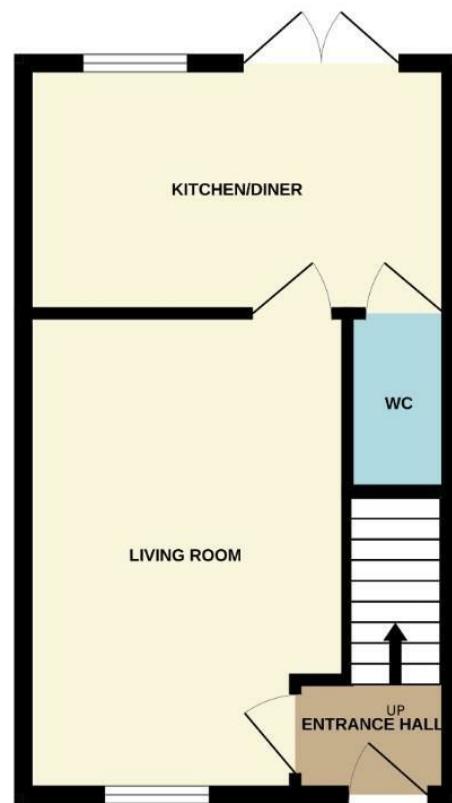
Offers In Excess Of £120,000

Beautifully presented two bedrooomed, semi detached property located on Wilkinson 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.

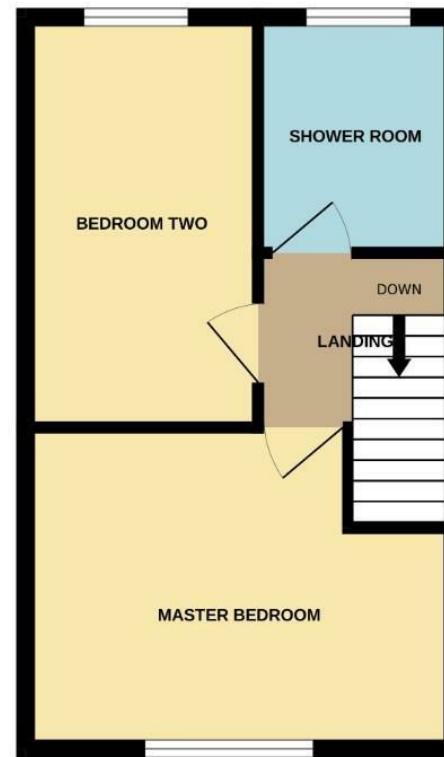
In brief, the property comprises; entrance hall leading through into the living room, kitchen and cloakroom to ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally, the property has a double length driveway to the side providing off street parking, whilst to the rear there is a well maintained enclosed garden, with decking and patio areas ideal for outdoor furniture, raised flower beds and lawned area with perimeter fenced borders.

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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	96	
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

15'2" x 10'1"

Bright and spacious living room, located to the front of the property, with modern decor, ample space for furniture and large window to the front elevation.

Kitchen/Diner

13'5" x 7'10"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood, along with space for further free standing appliances. Space is available for a table and chairs, along with French doors opening out into the rear garden.

Cloakroom

5'6" x 3'3"

Fitted with a WC and wash hand basin.

Master Bedroom

13'5" x 10'2"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

13'1" x 7'2"

The second bedroom is another double bedroom with window to the rear elevation.

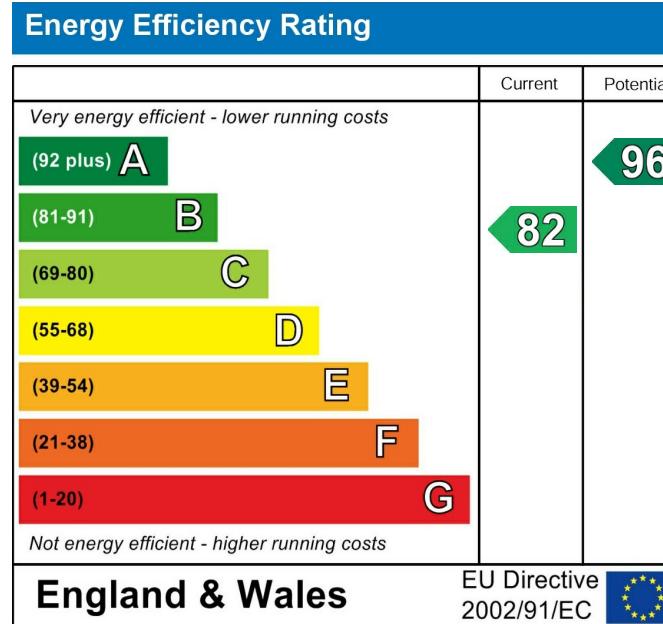
Shower Room

7'4" x 5'10"

Fitted with a double walk in shower cubicle, WC and wash hand basin.

External

Externally, the property has a double length driveway to the side providing off street parking, whilst to the rear there is a well maintained enclosed garden, with decking and patio areas ideal for outdoor furniture, raised flower beds and lawned area with perimeter fenced borders.



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.



