



**41 Pennine Way, Chilton, DL17 0QE**

**£129,950**

We are pleased to offer to the market this beautifully presented extended two bedroom semi detached property in Chilton, close to local schools and shops. The property has undergone a vast number of improvements by the present owners, is immaculately decorated throughout and benefits from gas central heating, double glazing, a comfortable lounge, luxurious fitted kitchen/dining room with built in appliances, two good size bedrooms both with fitted wardrobes, modern bathroom with white suite, extensive off road parking, substantial gardens to front, side and rear with impressive large garden room with both power and lighting offering extra space for a number of uses. Viewing is highly recommended to appreciate this exceptional home.

## Ground Floor

### Entrance Porch

Has composite entrance door.

### Hallway

Has central heating radiator and staircase leading to the first floor.

### Lounge 9'0 x 19'8 (2.74m x 5.99m)



Has laminate flooring, central heating radiator and UPVC patio doors leading out onto rear garden.

### Kitchen/Dining Room 14'6" x 16'9" ( I shaped) (4.42m x 5.11m ( I shaped))



Has a range of fitted wall and base units, laminate work surfaces and upstands, inset stainless steel sink unit with mixer tap, built in electric oven and hob with extractor canopy and splashback, integrated fridge freezer, integrated washing machine, ceiling spotlights, contemporary vertical central heating radiators, dining area and UPVC entrance door.

## First Floor Landing

### Bedroom 1



Has sliding door wardrobes, 2x storage cupboards and central heating radiator.

### Bedroom 2 10'1 x 10'9 (3.07m x 3.28m)



Has fitted wardrobe, laminate flooring and central heating radiator.

### Bathroom WC



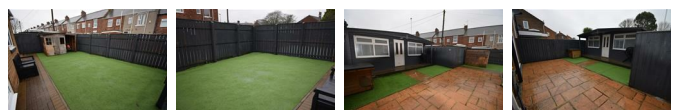
Has white suite comprising: panel bath with mixer shower over and glass shower screen, vanity unit with built in WC and hand wash basin, tiled walls and chrome central heating towel radiator.

### Garden Room 9'5 x 18'4 (2.87m x 5.59m)



Has power and lighting, laminate flooring and separate WC.

## Exterior



To the front of the property is a large block paved driveway offering off road parking for a number of vehicles and a garden laid with artificial grass. To

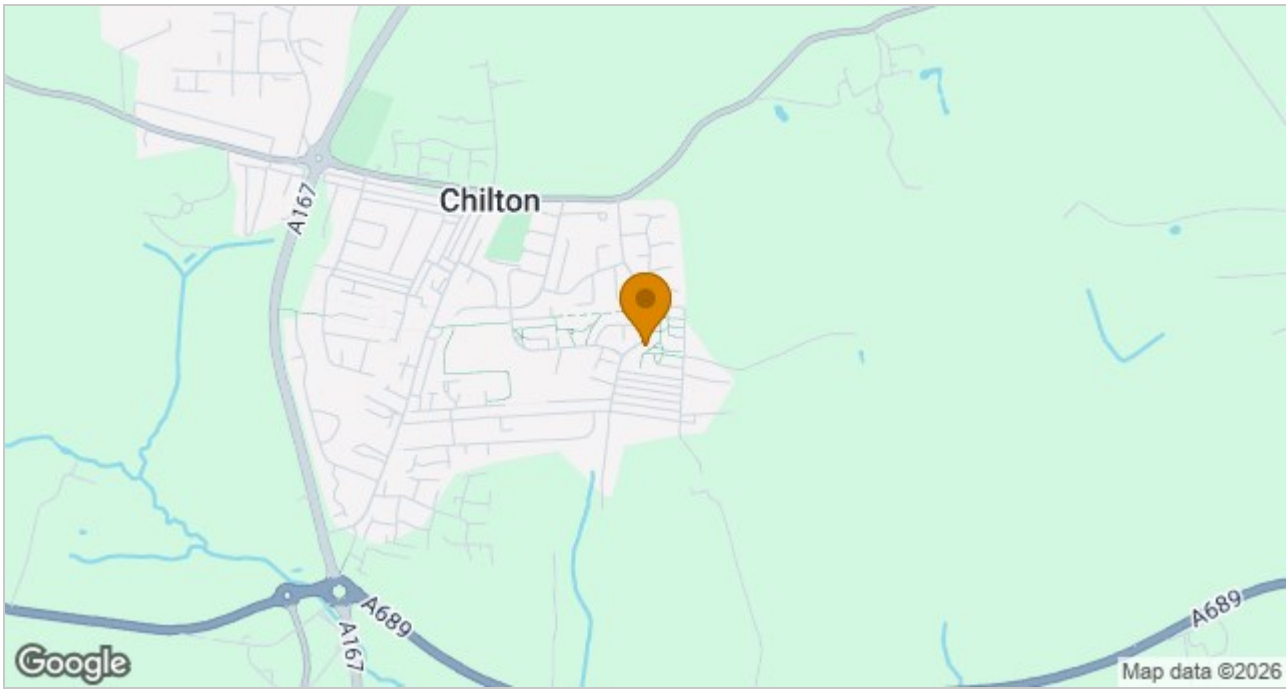
the rear is an enclosed garden with artificial grassed lawn, block paved pathway and paved patio area leading to the Garden Room.

### **Disclaimer**

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.




## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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