



Located on Shelley Terrace in Chilton, this end-of-terrace property sits on a very generous plot with potential for further development, subject to planning permission (STNPP). The property presents an exciting opportunity for both homebuyers and developers, with the possibility of accommodating a single additional dwelling, offering great investment potential.

Inside, the house features a well-equipped fitted kitchen, complemented by a utility area and a convenient downstairs WC. The spacious lounge provides a comfortable area for relaxation and entertaining. Upstairs, you'll find two good-sized double bedrooms, each offering ample space and natural light. The family bathroom is well-appointed, providing a modern and functional space for everyday use. A new electric shower has been recently installed. Additionally, the property boasts an attic room that could serve as a home office, extra bedroom, or versatile storage space.

The property is equipped with double glazing throughout, ensuring energy efficiency and a comfortable living environment. A gas central heating system further adds to the convenience and warmth of the home. Externally, the generous plot provides an expansive outdoor space, perfect for gardening, outdoor activities, or potential development. There is a secure driveway with electricity and room for 2-3 cars. There is also a 24ft, secured shed with electricity and lighting providing an excellent workshop space or potential for a garden room conversion. This property is a fantastic opportunity in a well-connected area of Chilton, offering both comfortable living and future potential. Adjacent to the property is the local Primary school. The property also benefits from Solar panels.

Council Tax Band :
EPC Rating :

Shelley Terrace, Ferryhill, DL17 0PR

2 Bedroom - House - End Terrace

O.I.R.O £125,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



Shelley Terrace, Ferryhill, DL17 0PR



Entrance Porch

Lounge

Kitchen / Dining Room

Utility Area / WC

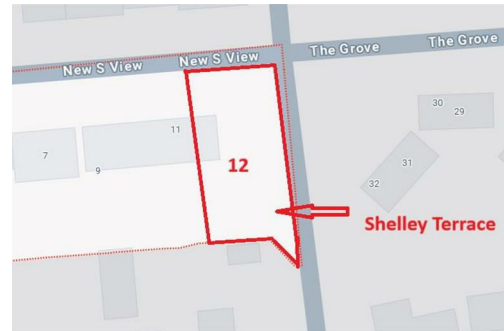
First Floor

Bedroom 1

Bedroom 2

Bathroom

Attic Space





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Ground Floor



Floor 1

Approximate total area⁽¹⁾
826.45 ft²
76.78 m²

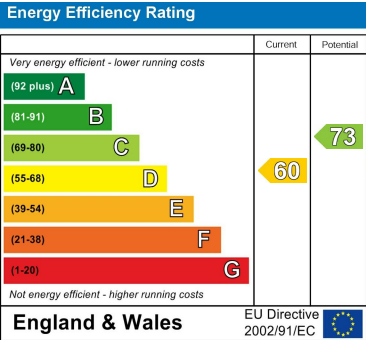
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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