

Mason Gardens, Chilton, DL17 0DY
3 Bed - House - Detached
Offers Over £170,000

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Robinsons are pleased to offer to the market this well positioned THREE BEDROOM DETACHED home. In our opinion the property should suit a variety of purchasers from first time buyers and home owners looking to move up the property ladder. The property is located on the edge of Chilton and is ideally located for the commuter traveling to nearby Durham city, Darlington and Teesside and the A1 and A19 are within very close proximity providing excellent transport links to other parts of the region. Built by Avant homes means this property is finished to a superb specification and is still under the NHBC guarantee.

In brief the property comprise of; entrance, ground floor W/C, spacious lounge with bi-folding doors leading to the rear garden, beautiful open plan kitchen/dining room, to the first floor there is a good sized landing which provides access to three bedrooms with master having the added bonus of having En-suite facilities and family room is also located to the first floor. Externally the property sits on a lovely plot with a lovely outlook to the front elevation and easy to maintain garden, while to the side of the property there is a good sized garden and decked area, to the rear is a long driveway providing off road parking.

EPC Rating B
Council Tax Band C

Hallway

Stylish flooring, radiator, storage cupboard.

W/C

W/C, wash hand basin, radiator, extractor fan, part tiled walls.

Lounge

16'3 x 11'3 max points (4.95m x 3.43m max points)

UPVC window, stairs to the first floor, radiator, Bi-folding uPVC doors leading to the rear.

Kitchen/Diner

16'2 x 13'1 max points (4.93m x 3.99m max points)

Stunning wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for dryer, stainless steel sink with mixer tap and drainer, uPVC bay window, radiator.

Landing

Storage cupboard, loft access.

Bedroom One

11'3 x 10'6 (3.43m x 3.20m)

UPVC window, radiator, lovely outlook.

En-suite

Double shower cubicle, wash hand basin, w/c, part tiled, radiator, extractor fan.

Bedroom Two

11'7 x 8'3 (3.53m x 2.51m)

UPVC window with lovely outlook, radiator.

Bedroom Three

8'2 x 7'8 (2.49m x 2.34m)

UPVC window with lovely outlook, radiator.

Bathroom

7'6 x 6'1 (2.29m x 1.85m)

White panelled bath with shower over, wash hand basin, w/c, tiled surround, uPVC window, radiator, extractor fan.

Externally

To the front elevation is an easy to maintain garden. To the side of the property is a good sized garden and decked area, while to the rear there is a long driveway.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

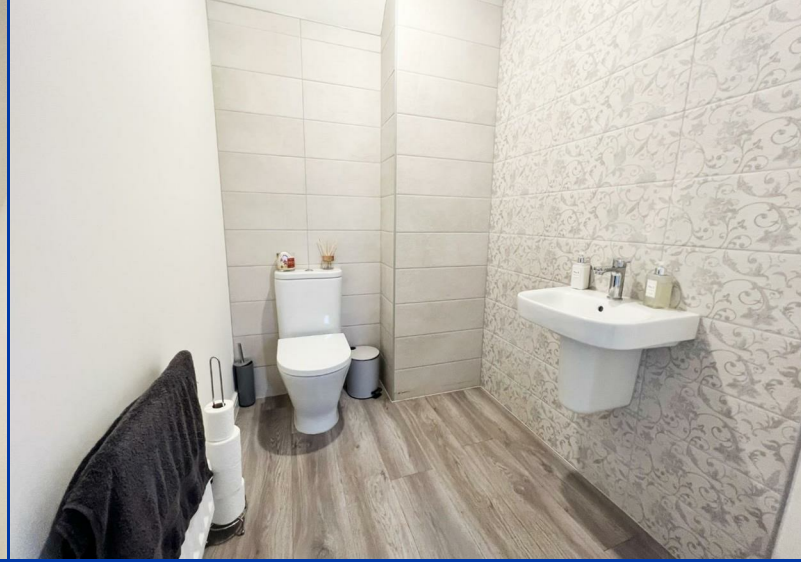
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,068.50 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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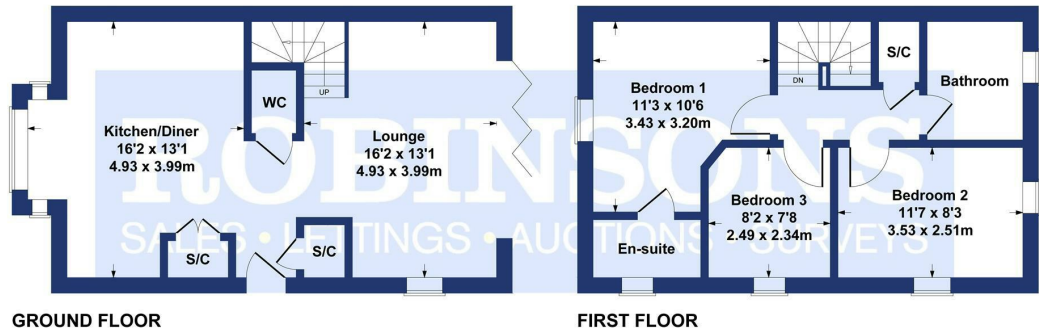
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mason Gardens

Approximate Gross Internal Area
904 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
105-110	A		95
81-104	B		
69-80	C		
55-68	D		
49-54	E		
39-48	F		
13-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
105-110	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
39-48	F		
13-38	G		
Not environmentally friendly - lower CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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