



**Henson Close, Chilton, DL17 0BF**  
**2 Bed - House - Semi-Detached**  
**£119,950**

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Robinsons are delighted to offer to the market, this rarely available two bedroom semi detached home, which was built by Gleeson Homes. It is well presented and it is sure to impress all buyers. It has a lovely outlook and the rear garden is not overlooked. It is conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes. The property benefits from ample living space, two double bedrooms, modern kitchen, well presented bathroom, easy to maintain gardens and off road parking. Giving all of the above, early viewings are advised to avoid any disappointment.

In brief this beautiful home comprises of: ENTRANCE - hall, w/c, spacious lounge, attractive modern kitchen overlooking the rear gardens, whilst to the FIRST FLOOR there are TWO double bedrooms and the modern family bathroom. EXTERNALLY the property enjoys an easy to maintain garden with a GRAVELLED DRIVEWAY, while to rear there is a pleasant larger than average enclosed garden. In more detail the accommodation comprises of;

EPC Rating B  
Council Tax Band A

#### Hallway

Radiator, stairs to first floor.

#### Lounge

15'2 x 10'0 (4.62m x 3.05m)  
UPVC window, radiator.

#### Kitchen/Diner

13'4 x 7'9 (4.06m x 2.36m )  
White wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled splashbacks, space for dining room table, uPVC window, radiator, french doors leading to the rear.

#### W/C

W/C, wash hand basin.

#### Landing

Radiator, loft access.

#### Bedroom One

13'6 x 10'1 max points (4.11m x 3.07m max points )  
UPVC window, radiator.

#### Bedroom Two

UPVC window, radiator.

#### Bathroom

White panelled bath with shower attachment, W/C, wash hand basin, uPVC window, radiator, extractor fan.

#### Externally

To the front elevation there is an easy to maintain garden and driveway, while to the rear there is a large enclosed garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,623.07p.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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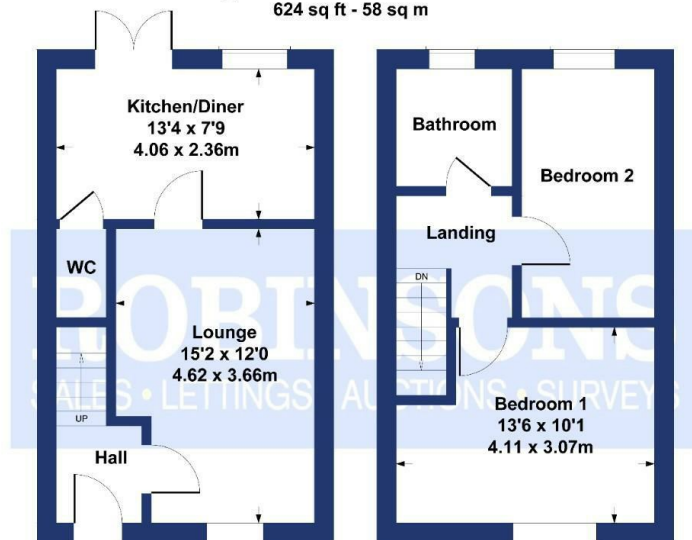
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## Henson Close

Approximate Gross Internal Area  
624 sq ft - 58 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. 2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	96
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (31-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (31-39)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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