



St. Aidans Way, Chilton, DL17 0AT
3 Bed - House - Semi-Detached
Reduced £129,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market, this rarely available three bedroom semi detached home, which was built by Gleeson Homes. It is well presented and it is sure to impress all buyers. 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, three good sized 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 three well proportioned 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 B

Porch

UPVC window, radiator.

W/C

W/C, wash hand basin, uPVC window, radiator.

Lounge

14'5 x 4'5 max points (4.39m x 1.35m max points)

UPVC window, radiator, storage cupboard, stairs to first floor.

Kitchen/Diner

14'5 x 9'5 (4.39m x 2.87m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, uPVC window, radiator, space for fridge freezer, space for dining room table, tiled splashbacks, stainless steel sink with mixer tap and drainer, french doors leading to the rear.

Landing

Loft access, radiator.

Bedroom One

12'8 x 8'2 (3.86m x 2.49m)

UPVC window, radiator.

Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

UPVC window, radiator.

Bedroom Three

8'1 x 6'1 (2.46m x 1.85m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, tiled splashbacks, extractor fan, radiator.

Externally

To the front elevation there is an easy to maintain garden and long driveway which leads to the larger than average rear garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

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

£1,893.60 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Aidans Way
Approximate Gross Internal Area
752 sq ft - 70 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (40-54)	
F (21-39)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (40-54)	
F (21-39)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk