



**Blackthorn Way, Chilton, DL17 0SJ**  
**3 Bed - House**  
**£245,000**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are privileged to offer to the market, this stunning three bedroom detached family home, which is located on the outskirts of Chilton, and provides an ideal blend of tranquillity and modern living. Positioned just a short drive from Bishop Auckland and Ferryhill on the A167, Chilton is a beautiful town with lots to explore around it and a fantastic sense of community. With a historic church, a reputable local primary school and surrounded by green space, Chilton exudes a friendly vibe, making it the perfect spot for families seeking an inviting place to call home.

This beautiful family home has an endless amount of benefits and some of its key features are: a stunning kitchen with integrated appliances, modern bathrooms, spacious lounge, three double bedrooms, good sized gardens, driveway, garage and EV charging point. This perfect family home is also conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes.

In brief the property comprise of entrance hallway, ground floor W/C, spacious lounge, beautiful open plan kitchen/diner with integrated appliances. To the first floor is a landing which provides access to three double bedrooms with master having the added bonus of en-suite facilities and a dressing area, the family bathroom completes the first floor. Externally to the front elevation is a easy to maintain garden and double block paved driveway which leads to a garage and EV charging point. Externally to the rear there is a good sized enclosed garden.

#### **Entrance Hallway**

#### **Lounge**

#### **Ground Floor WC**

#### **Kitchen/Diner**

#### **Bedroom One**

#### **Dressing Area**

#### **En-Suite**

#### **Bedroom Two**

#### **Bedroom Three**

#### **Bathroom**

#### **Externally**

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band TBC - Approx. £ p.a

Energy Rating: TBC

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Blackthorn Way**  
Approximate Gross Internal Area  
1338 sq ft - 124 sq m



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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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