

Mason Gardens, Chilton, DL17 0DY
3 Bed - House - Detached
Reduced £194,950

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Nestled in the desirable Mason Gardens, Chilton, this charming three-bedroom detached house presents an excellent opportunity for a variety of buyers, including first-time purchasers and those looking to upgrade their living space. The property is ideally situated on the edge of Chilton, offering convenient access for commuters heading to nearby Durham city, Darlington, and Teesside. With the A1 and A19 just a stone's throw away, you will find excellent transport links to other parts of the region.

Constructed by Avant Homes, this residence boasts a superb specification, ensuring a modern and comfortable living environment. The property is still under the NHBC guarantee, providing peace of mind for prospective buyers.

In addition to its attractive interior, the home features off-road parking, a valuable asset in today's market. The lovely enclosed garden offers a private outdoor space, perfect for relaxation or entertaining guests.

This well-positioned home is not to be missed, and we invite you to explore the potential it holds for your future. Whether you are starting your journey on the property ladder or seeking a new family home, this delightful house in Chilton is sure to meet your needs.

EPC Rating B
Council Tax Band C

Lounge

18'2 x 10'8 (5.54m x 3.25m)

Bi-folding doors to rear, radiator, laminate flooring.

Kitchen

12'5 x 13'7 (3.78m x 4.14m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, uPVC window, radiator, stairs to first floor.

Utility Room

5'5 x 5'3 (1.65m x 1.60m)

Plumbed for washing machine, space for dryer.

W/C

W/C, wash hand basin, uPVC window, radiator, tiled splashbacks, extractor fan.

Landing

UPVC window, loft access, airing cupboard.

Bedroom One

12'6 x 8'5 max points (3.81m x 2.57m max points)

Fitted wardrobes, radiator, uPVC window, electric blinds.

En-Suite

Large shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan, tiled splashbacks, electric blinds.

Bedroom Two

10'5 x 9'3 max points (3.18m x 2.82m max points)

UPVC window, radiator.

Bedroom Three

9'3 x 7'8 max points (2.82m x 2.34m max points)

UPVC window, radiator, electric blinds.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, half tiled, extractor fan.

Externally

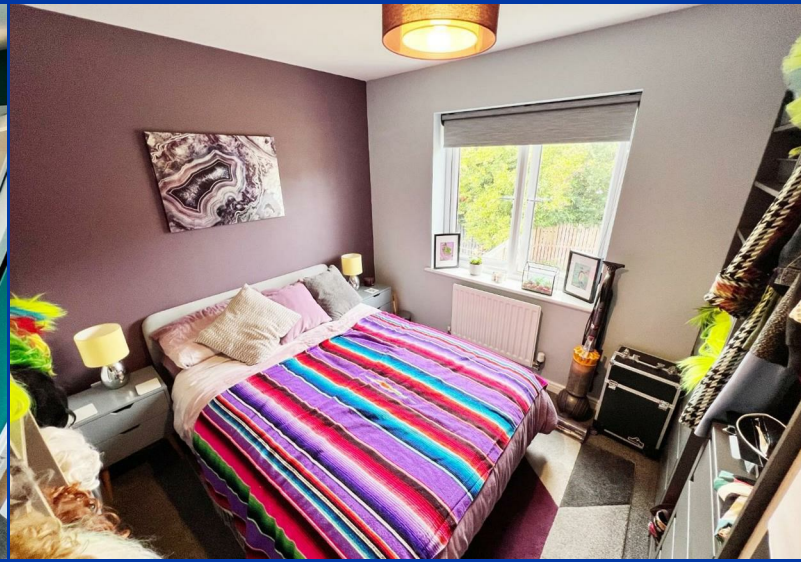
To the front elevation is an easy to maintain garden and double block paved driveway. While to the rear there is a lovely enclosed garden and patio. There is also a charging point for electric vehicles.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 1800Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,272.69p.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.



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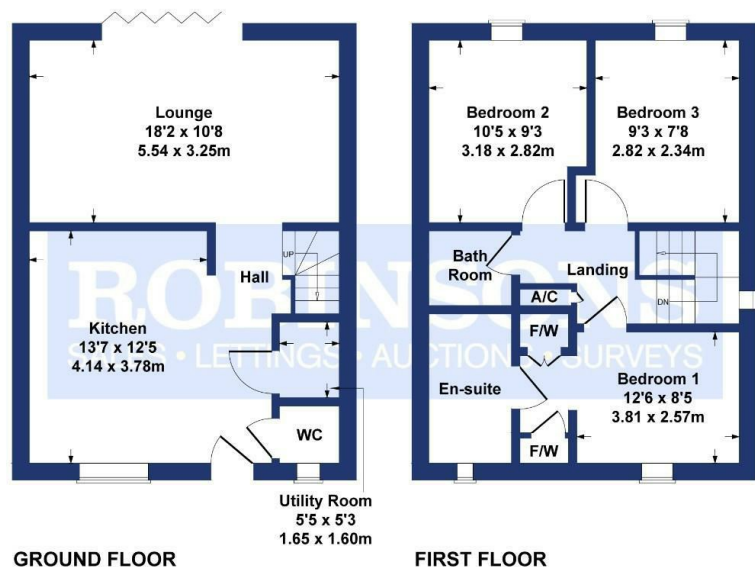
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mason Gardens
Approximate Gross Internal Area
899 sq ft - 84 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	
B	
C	
D	
E	
F	
G	
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	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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.

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