

**Wilkinson Way, Chilton, DL17 0BL**  
**2 Bed - House - Semi-Detached**  
**£115,000**

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

Nestled in the charming area of Wilkinson Way, Chilton, Ferryhill, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

The semi-detached nature of the house provides a sense of privacy while still being part of a friendly community. The surrounding area of Chilton offers a blend of local amenities and green spaces, making it a pleasant environment for both work and leisure.

This property is not just a house; it is a place where memories can be made. With its inviting atmosphere and convenient location, it is sure to attract those looking for a new home. Whether you are a first-time buyer or seeking a rental opportunity, this charming residence on Wilkinson Way is well worth considering.

EPC Rating B  
Council Tax Band A

**Hall**  
Radiator, quality flooring and stairs to the first to floor.

**Lounge**  
15'2 x 10 max points (4.62m x 3.05m max points )  
quality flooring radiator and Upvc window.

**Kitchen / diner**  
13'5 x 7'8 (4.09m x 2.34m )  
modern white wall and base units, integrated, oven, hob, extractor fan, tiled splash back, stainless sink with drainer and mixer tap, space for dining table, plumbed washing machine, quality flooring radiator and Upvc window, French door leading to rear.

**W/C**  
W/C, Wash hand basin, extractor fan, radiator, quality flooring.

**Landing**  
Radiator, loft access to via loft ladder, quality flooring.

**Bedroom One**  
13'6 x 10'2 max points (4.11m x 3.10m max points )  
quality flooring radiator and Upvc window.

**Bedroom Two**

12'9 x 7'2 (3.89m x 2.18m )  
quality flooring, radiator and Upvc window.

**Bathroom**

White panelled bath with shower, w/c, wash hand basin, tiled splash backs, quality flooring, extractor fan, radiator and Upvc window.

**Externally**

To the front elevation is a good sized garden and single driveway which could easily be extended, while to the rear there is a lovely enclosed easy to maintain patio and decked area.

**Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 10000Mbps \*  
Mobile Signal/Coverage: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,704.52 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Wilkinson Way

Approximate Gross Internal Area

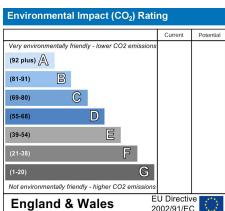
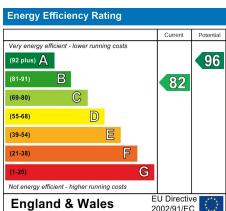
626 sq ft - 58 sq m



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

1



## 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@robinsonsccls.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

## SEDGEFIELD

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