

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

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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.



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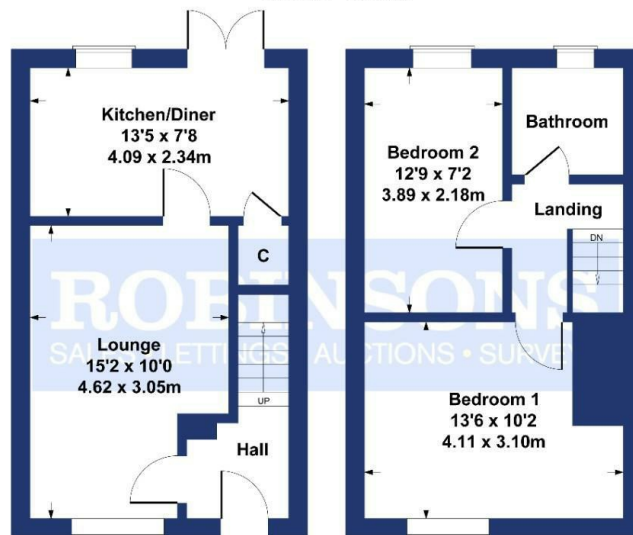
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wilkinson Way

Approximate Gross Internal Area
626 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. 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 (39-54)	
F (21-38)	
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 (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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