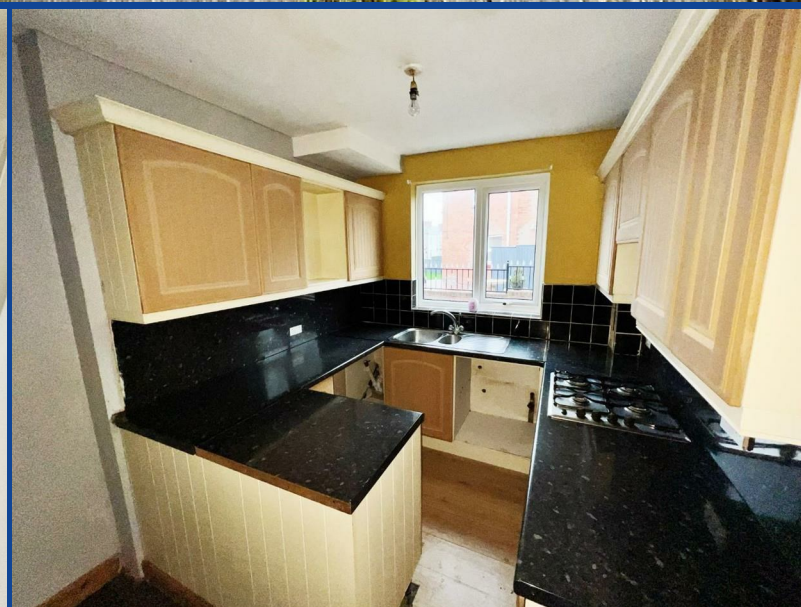
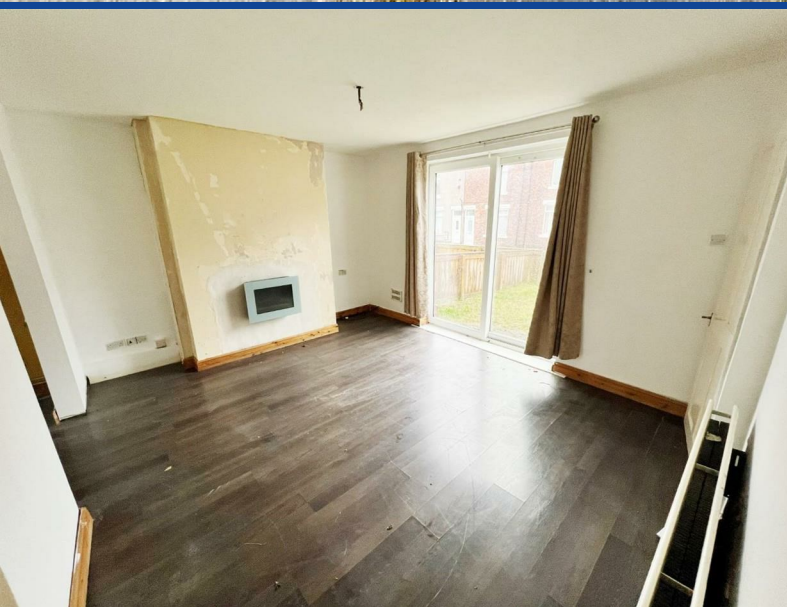




Burns Road, Chilton, DL17 0JF
3 Bed - House - Semi-Detached
£74,999

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to offer to market this extended three bedroom semi-detached property, which is offer to the market with no onward chain, the property is convenient location within easy walking distance of local shops and regular bus services to the surrounding areas. Chilton is located just off the A167 between Ferryhill and Newton Aycliffe. in brief the property comprises of hall, lounge, open plan kitchen / diner, useful home office, large conservatory, to the first floor is three good sized bedrooms and bathroom with separate W/C. externally to the front elevation, there is a easy to maintain garden and long driveway which leads to the rear garden and outbuilding. The accommodation in detail comprises:

EPC Rating D
Council Tax Band A

Hall

Radiator, stairs to first floor.

Lounge

14'3 x 11'9 max points (4.34m x 3.58m max points)
UPVC sliding doors, radiator, storage cupboard.

Housing Combi Boiler

Kitchen/Dining Room

17'9 x 8'4 (5.41m x 2.54m)

Wall and base units, stainless steel sink with mixer tap and drainer, uPVC windows, radiator, gas hob, space for dining room table.

Inner Hall

Access to raer.

Home Office

7'6 x 7'6 (2.29m x 2.29m)

UPVC window, radiator.

Conservatory

15'8 x 10'3 (4.78m x 3.12m)

Radiators, uPVC windows.

Landing

UPVC window, loft access.

Bedroom One

17'7 x 10'6 max points (5.36m x 3.20m max points)

Fitted wardrobes, radiator, uPVC window, shower cubicle.

Bedroom Two

9'8 x 9'8 (2.95m x 2.95m)

UPVC window, radiator.

Bedroom Three

8'0 x 7'5 (2.44m x 2.26m)

UPVC window, radiator.

Bathroom

Free standing bath, wash hand basin, radiator, uPVC window.

W/C

W/C, uPVC window.

Outbuilding

19'1 x 10'2 (5.82m x 3.10m)

Power and lighting, uPVC window.

Externally

To the front elevation is an easy to maintain garden and driveway. While to the rear, there is an outbuilding and enclosed patio/garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

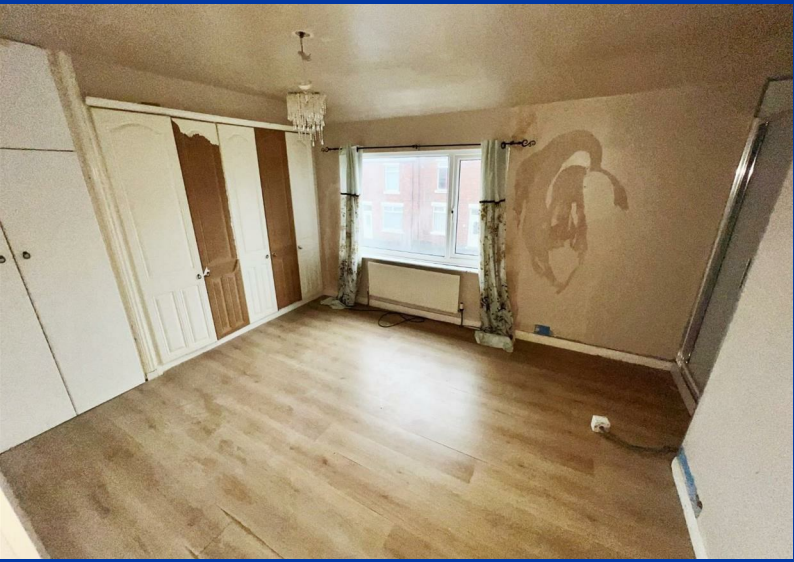
Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,704.52

Energy Rating: D

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

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Conveyancing

Surveys and EPCs

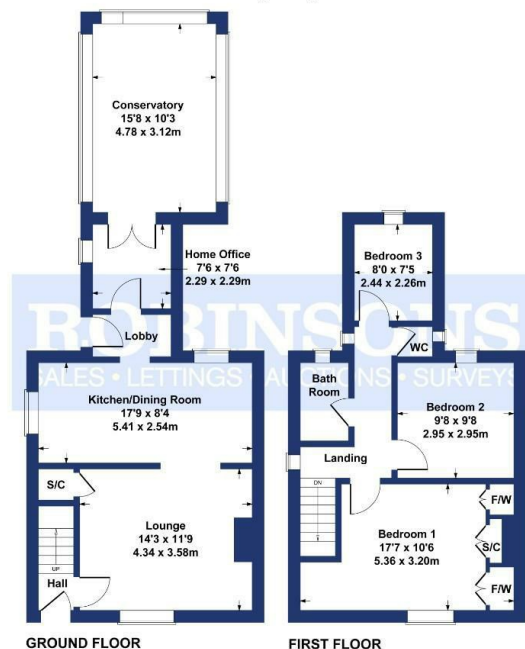
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burns Road
Approximate Gross Internal Area
1047 sq ft - 97 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		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		68	79
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			

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.

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