

Oak Crescent, Chilton, DL17 0EL  
4 Bed - House - Detached  
£1,400 Per Calendar Month

**ROBINSONS**  
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Robinsons are delighted to offer to the rental market this perfect & lovely FOUR BEDROOM DETACHED HOUSE built by Avant Homes to a very high specification. The property is located on this popular development with excellent transport links to nearby Durham, Darlington and the A1 motorway, local schools, shops and amenities are also close by. Presented in good decorative order throughout the property benefits from DOUBLE GARAGE, LARGE GARDENS, WELL PRESENTED KITCHEN/FAMILY ROOM, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of; SPACIOUS ENTRANCE HALL, CLOAKROOM W/C, LOUNGE, LARGE L-SHAPED KITCHEN/DINING ROOM with bi-folding doors giving access to the rear garden, useful utility room. Whilst to the first-floor spacious landing incorporating FOUR GOOD SIZED BEDROOMS, MASTER BEDROOM with EN-SUITE and FAMILY BATHROOM. Externally there is an OPEN PLAN FRONT GARDEN, DOUBLE WIDTH DRIVE providing OFF-STREET PARKING, DOUBLE GARAGE and ENCLOSED REAR GARDEN. In more detail the accommodation comprises of;

EPC Rating TBC  
Council Tax Band E  
NO PETS  
NO SMOKERS  
NO DSS  
Tenant Earnings £42,000  
Guarantor Earnings £50,400

#### Hallway

Stylish flooring, radiator, stairs to the first floor.

#### Lounge

13'10 x 10'12 (4.22m x 3.05m)

UPVC bay window, radiator, gas fire, media wall.

#### Family/Dining Room

13'4 x 9'11 (4.06m x 3.02m)

Stylish flooring, radiator, uPVC window, Bi-folding doors leading to the rear.

#### Kitchen

12'10 x 9'11 (3.91m x 3.02m)

Stunning wall and base units with granite worktops with an inset sink and mixer tap, integrated oven, hob, extractor fan, fridge freezer, microwave, dishwasher, spotlights, stylish flooring, uPVC window.

#### Utility Room

Plumbed for washing machine, wall and base units, uPVC window, granite worktops, access to the rear.

#### W/C

W/C, wash hand basin, radiator, uPVC window, tiled splashbacks, large storage cupboard, spotlights.

#### Landing

UPVC window, radiator, loft access, airing cupboard.

#### Bedroom One

13'11 x 12'8 (4.24m x 3.86m)

UPVC window, radiator, fitted wardrobes.

#### En-suite

5'7 x 3'12 (1.70m x 0.91m)

Walk in shower cubicle, wash hand basin, w/c, chrome towel radiator, tiled splashbacks, spotlights, extractor fan.

#### Bedroom Two

11'9 x 10'10 (3.58m x 3.30m)

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Three

11'2 x 10'6 (3.40m x 3.20m)

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Four

8'8 x 6'9 (2.64m x 2.06m)

Radiator, uPVC window.

#### Bathroom

8'2 x 6'0 (2.49m x 1.83m)

Panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, chrome towel radiator, uPVC window, spotlights, extractor fan.

#### Externally

To the front elevation, there is a nice sized easy to maintain double driveway and garage. While to the rear, there is a large than average enclosed private garden and patio.

#### 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 E - Approx. £2,975.64 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.



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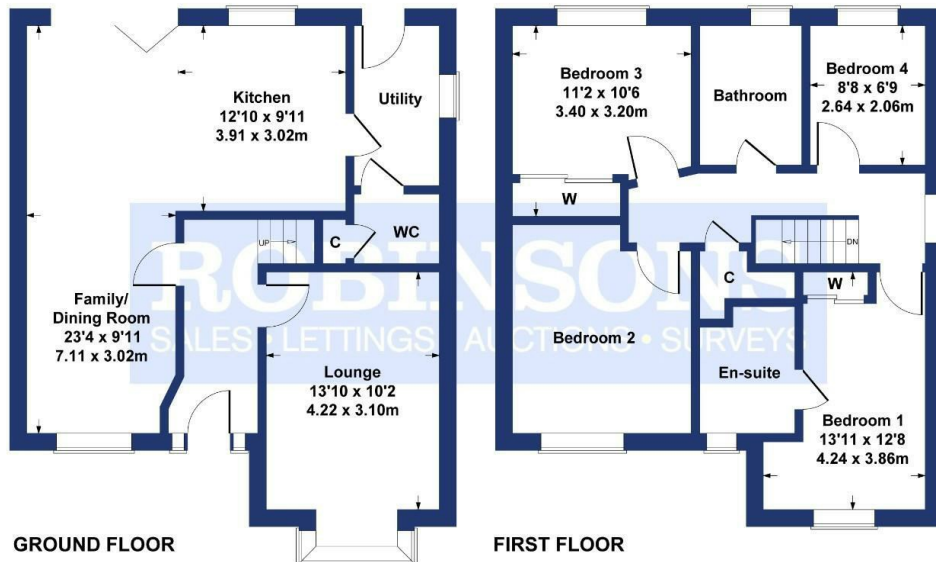
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Oak Crescent**  
Approximate Gross Internal Area  
1257 sq ft - 116 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. 2024

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	10-49		
B	50-59		
C	60-69		
D	70-79		
E	80-89		
F	90-99		
G	100-120		
Not environmentally friendly - higher CO <sub>2</sub> 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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# ROBINSONS

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