



The Crescent, Chilton, DL17 0EP  
3 Bed - House - Semi-Detached  
£129,950

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A rare opportunity to purchase this THREE BEDROOM SEMI DETACHED FAMILY HOME, situated within the highly sought-after and family-oriented area of The Crescent, centrally located in Chilton. The property is ideally positioned for commuters, offering excellent access to Durham City, Darlington, and Teesside, with the A1 and A19 both within close proximity and providing superb transport links across the region.

The accommodation briefly comprises an inviting ENTRANCE HALLWAY, LARGE OPEN PLAN LOUNGE/DINING ROOM and a WELL PROPORTIONED KITCHEN. To the first floor, a generous landing provides access to THREE GOOD SIZED BEDROOMS and a FAMILY BATHROOM/WC. Externally, the property benefits from a GOOD SIZED FRONT GARDEN, LONG DRIVEWAY leading to the REAR GARAGE, SPACIOUS GARDEN with patio area perfect for family use and outdoor enjoyment. Given all that this wonderful home has to offer, early viewing is highly recommended to avoid disappointment.

EPC Rating:  
Council Tax Band A

#### Entrance Hallway

With central heating radiator and stairs to the first floor.

#### Lounge/Dining Room

19'4x13'7 (5.89mx4.14m)

Surround with electric fire, electric radiator and upvc window.

#### Kitchen

12'2x10'6 (3.71mx3.20m)

Fitted with a range of wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, plumbing for an automatic washing machine, space for under counter fridge freezer, electric cooker point and pantry.

#### First Floor

##### Landing

With upvc window and access to loft.

##### Bedroom 1

13'7x10'9 (4.14mx3.28m)

With electric radiator and upvc window.

##### Bedroom 2

12'2x10'7 (3.71mx3.23m)

With electric radiator and upvc window.

##### Bedroom 3

9'1x8'2 (2.77mx2.49m)

With electric radiator and upvc window.

##### Bathroom/wc

Three piece suite comprising whirl pool bath, shower cubicle, wash hand basin, tiled splash backs, wc, airing cupboard and upvc window.

##### Externally

To the front elevation is a pleasant enclosed garden and long

driveway which leads to the rear garden with garage and patio area.

#### Agents Notes

Council Tax Band A - Approx £1,790.61 p.a

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – Yes

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

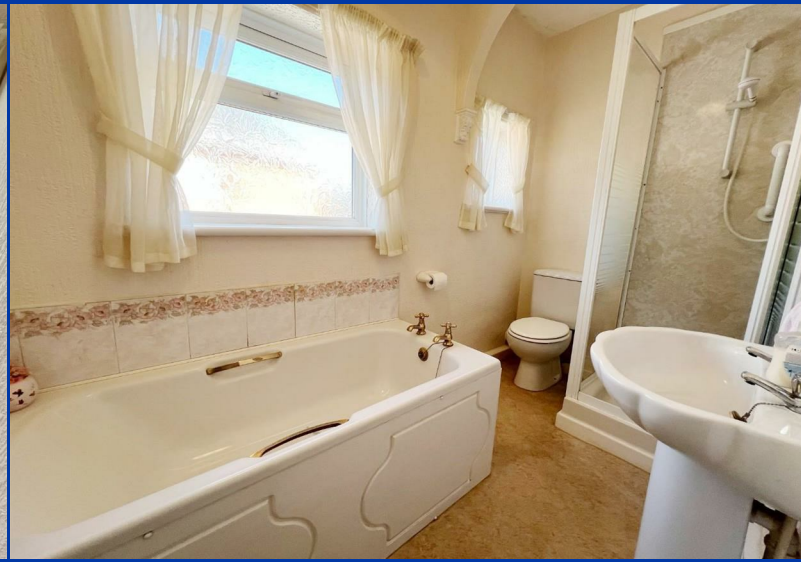
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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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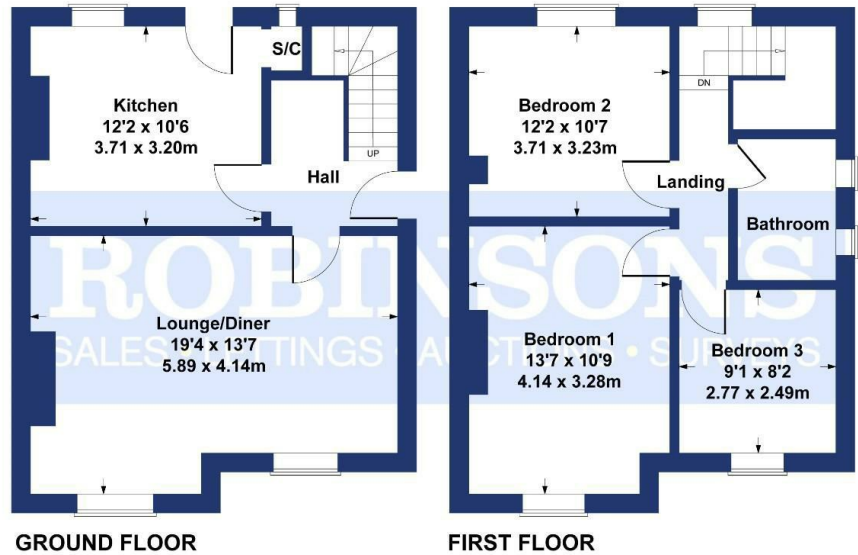
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## The Crescent

Approximate Gross Internal Area  
906 sq ft - 84 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. 2026

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

### 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  
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.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@robinsonswyny ard.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.



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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk