



Dale Street, Chilton, DL17 0HQ  
2 Bed - House - Mid Terrace  
£39,950

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Robinsons are pleased to offer to the market this two bedroom mid terraced property which is offered to the market with no onward chain. This well proportioned property is also within excellent commuting distance to all major road networks & bus routes & gives access to both Spennymoor & Bishop Auckland which is within a 5-15 minute drive away.

The property needs some updating and would be a perfect for the first time buyer property or investment for a buy to let investor, Early viewing is advised to avoid any disappointment, in brief the property comprises of entrance hall, lounge open plan kitchen / dining room, to the first floor is two good sized bedrooms and family bathroom, externally to the rear in a enclosed yard.

EPC Rating D  
Council Tax Band A

### Hall

Electric radiator, stairs to first floor.

### Lounge

13'9 x 11'8 max points (4.19m x 3.56m max points )

Upvc window, Radiator.

### Kitchen / Diner

15'1 x 7'4 (4.60m x 2.24m )

wall and base units, sink with mixer tap, plumbed for washing machine, Upvc window, Radiator, large storage cupboard.

### Landing

Loft Access

### Bedroom One

11'9 x 10'3 max points (3.58m x 3.12m max points )

Upvc window, Radiator, storage cupboard.

### Bedroom Two

11'2 x 9'3 max points (3.40m x 2.82m max points )

Upvc window, Radiator.

### Bathroom

panelled bath with shower over, wash hand basin, w/c, Upvc window, Radiator, tiled splash backs.

### Externally

To the rear is an enclosed yard.

### Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

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 – Gas Central Heating

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 –NA

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.

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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