Emerald Walk, Chilton, DL17 0QR

2 Bed - House - Semi-Detached

£65,000

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Robinsons are delighted to offer to the market this well-positioned two-bedroom semi-detached home, benefitting from the added advantage of a versatile loft room. The property is sure to appeal to a wide range of purchasers, including first-time buyers, young families, couples, and investors. Further benefits include UPVC double glazing and gas central heating throughout.

Ideally situated on Emerald Walk, the property enjoys a pleasant residential location with convenient access to a range of local amenities, reputable schools, and excellent transport links via the A1(M) and A167, providing easy access to surrounding towns and cities.

The accommodation briefly comprises: entrance hallway, a spacious lounge/dining room, a well-presented kitchen, and a useful playroom. To the first floor are two generous double bedrooms and a family bathroom, with the landing providing access to the loft room.

Externally, the property occupies a pleasant plot. To the front is a low-maintenance garden overlooking an attractive communal green area, while to the rear there is a fully enclosed garden, ideal for families and outdoor entertaining.

EPC Rating: C
Council Tax Band: A

Hallway
Tiled flooring, radiator, stairs to 1st floor

Lounge/diner
19'7 x 10'8 max (5.97m x 3.25m max)
UPVC window, radiator, french doors leading to rear

Kitchen
9'3 x 7'3 (2.82m x 2.21m)
Wall & base units, integrated oven hob, extractor fan, ceramic sink with mixer tap & drainer, space for fridge freezer, radiator, plumbed for washing machine, UPVC window, tiled flooring & splash backs

Playroom
10'3 x 9'3 (3.12m x 2.82m)
Tiled flooring, storage cupboard, UPVC window, access to rear

Landing
UPVC window, stairs to loft room

Bedroom one
11'0 x 9'5 (3.35m x 2.87m)
UPVC window, radiator

Bedroom two
10'7 x 9'9 (3.23m x 2.97m)
UPVC window, radiator, wood effect flooring

Bathroom
Panelled bath with shower over, wash hand basin, w/c, UPVC window, tiled splash backs

Loft room
17'1 x 10'0 max points (5.21m x 3.05m max points)
Velux window, radiators

Externally
To the front elevation is an easy to maintain garden which over looks a pleasant green, while to the rear there is a enclosed garden.

Agent 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

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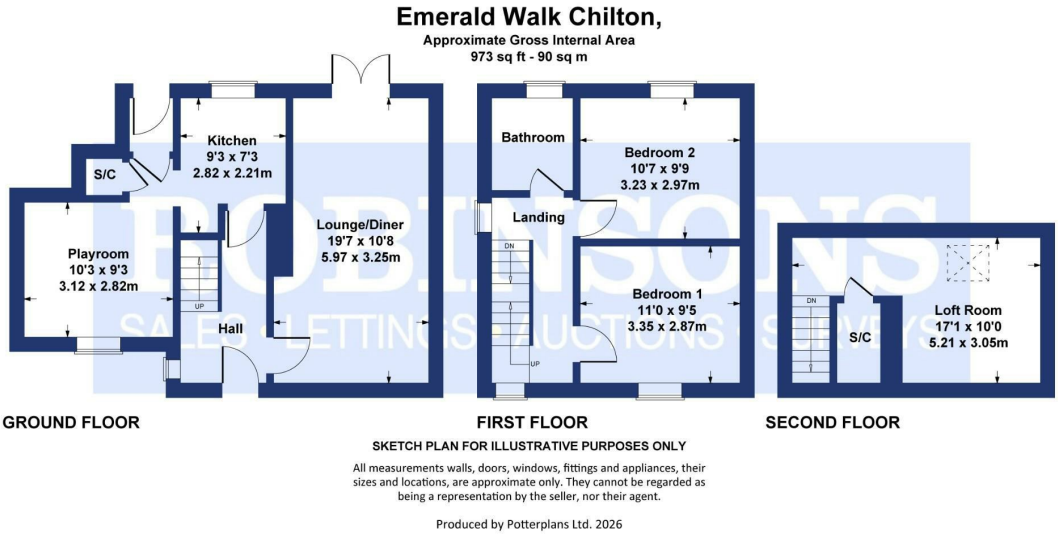
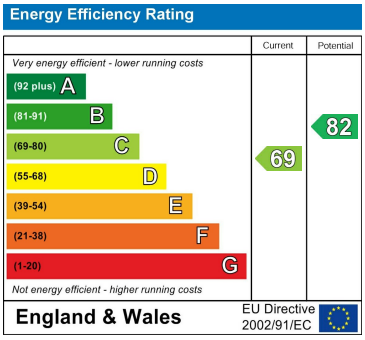


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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RICS

ARLA Association of Residential Letting Agents

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