



Denebridge Row, Chilton, DL17 0HN
3 Bed - House - Mid Terrace
£105,000

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Robinsons are delighted to offer to the market this spacious and stylish three-bedroom mid-terraced home, which in our opinion would make an ideal purchase for first-time buyers, families and investors alike. Beautifully presented throughout and ready to move straight into, the property offers generous living accommodation combined with modern fixtures and fittings.

Conveniently located for access to Durham City, Darlington and Teesside, the property is also within easy reach of the A1(M), making it an excellent choice for commuters. Further benefits include UPVC double glazing, gas central heating, a modern fitted kitchen and bathroom, together with good-sized outdoor space.

The accommodation briefly comprises a welcoming lounge, separate dining room, modern fitted kitchen with integrated appliances, useful utility room, ground floor shower room/WC and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property enjoys a generous garden to the front, whilst to the rear there is an enclosed yard and a hard-standing area providing off-road parking.

Early viewing is highly recommended to appreciate the size, presentation and excellent location of this lovely home.

In more detail, the accommodation comprises:-

Lounge

16'2 x 13'3 (4.93m x 4.04m)

UPVC window, quality flooring, storage cupboard, sliding doors to conservatory

Conservatory

9'8 x 7'5 (2.95m x 2.26m)

Access to garden

Utility

10'7 x 6'2 (3.23m x 1.88m)

Plumbed for washing machine, UPVC window, radiator, quality flooring

Kitchen

14'0 x 8'0 (4.27m x 2.44m)

Wall & base units, intergraded oven, hob, extractor fans, stainless steel sink with mixer tap, space for fridge freezer, space for dining room table, spot lights, quality flooring, radiator, UPVC window

Downstairs shower room

10'6 x 6'1 (3.20m x 1.85m)

Large shower cubicle, wash hand basin, w/c, fully tiled, radiator, UPVC window

Landing

Loft access

Bedroom one

13'1 x 9'2 (3.99m x 2.79m)

UPVC window, radiator

Bedroom two

13'2 x 9'2 (4.01m x 2.79m)

UPVC window

Bedroom 3

6'4 x 8'1 (1.93m x 2.46m)

UPVC window, radiator

Shower room

7'0 x 6'3 (2.13m x 1.91m)

Shower cubicle, wash hand basin, w/c, chrome towel radiator, UPVC window, extractor fan

Externally

To the front elevation is an easy to maintain forecourt/yard, while to the rear there is a long & large garden. The property also has the added bonus of a parking bay.

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

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 Council Tax: Durham County Council, Band A

Property Construction – Non Standard - 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>

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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 per individual purchaser applies for carrying out these checks.



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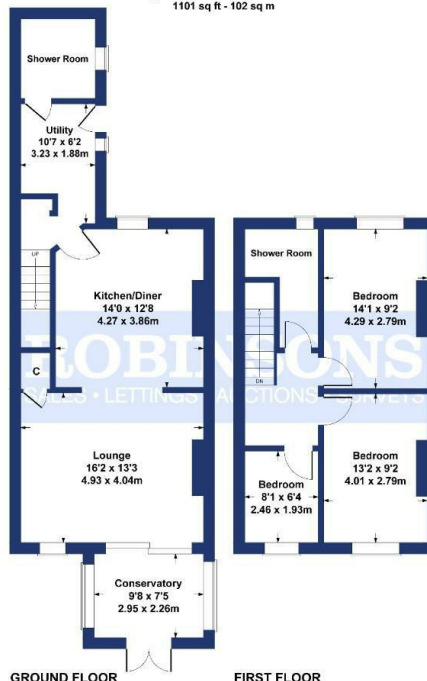
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Denebridge Row Chilton

Approximate Gross Internal Area
1101 sq ft - 102 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	67	
EU Directive 2002/91/EC		
England & Wales		

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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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