



Granville Drive, Chilton, DL17 0RG  
2 Bed - House - Semi-Detached  
Asking Price £119,950

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Robinsons are delighted to offer to the sales market this well-presented two-bedroom semi-detached home, pleasantly positioned within a popular and sought-after residential area. Conveniently located close to a variety of local shops, amenities, and excellent transport links, the property also provides easy access to schools in Ferryhill and Bishop Auckland. Benefiting from UPVC double glazing and gas central heating throughout, this attractive home is ideal for a range of buyers.

The accommodation briefly comprises an entrance porch leading into a spacious open-plan lounge and dining room, creating a bright and welcoming living space. The ground floor is further complemented by a stylish fitted kitchen featuring integrated appliances. To the first floor, there are two generously sized bedrooms and a modern family bathroom, all finished to a high standard.

Externally, the property enjoys an attractive frontage with a lengthy driveway providing ample off-street parking and access to a garage. To the rear, there is a private enclosed garden with a pleasant patio area, offering the perfect space for relaxing, entertaining, and enjoying outdoor living.

EPC Rating: C  
Council Tax Band: A

### Porch

Accessed via a front entrance door, the property opens into a bright and comfortable lounge.

### Lounge

17'6 x 12'10 (5.33m x 3.91m)

Spacious lounge featuring a window to the front elevation and staircase leading to the first floor.

### Kitchen

8'7 x 12'10 (2.62m x 3.91m)

Contemporary fitted kitchen with integrated appliances, flowing through to the sun room and creating an excellent space for everyday living.

### Sunroom

8'11 x 11' 6 (2.72m x 3.35m 1.83m)

With French doors providing access to the rear garden

### Landing

First-floor landing providing access to two bedrooms and the family bathroom.

### Bedroom One

9' 1 x 10'10 (2.74m 0.30m x 3.30m)

Double bedroom with a front-facing window and fitted wardrobes providing ample storage space.

### Bedroom Two

8'4 x 12'11 (2.54m x 3.94m)

Well-proportioned bedroom with a window overlooking the rear elevation.

### Bathroom

Modern bathroom fitted with a panelled bath and overhead shower, wash hand basin, low-level WC, and a frosted side-facing window.

### Externally

To the front of the property, there is a low-maintenance pebbled garden alongside a lengthy driveway providing ample off-street parking and leading to the garage. To the rear, the property enjoys a beautifully presented private enclosed garden, offering an ideal space for relaxation and outdoor entertaining.

### 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 and some photos may have been edited.

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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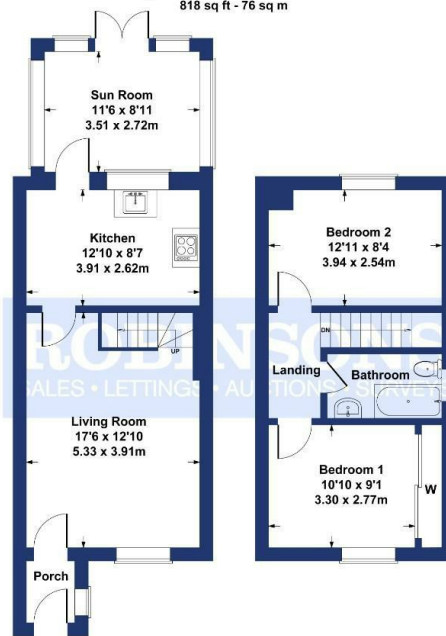
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Granville Drive Chilton, Ferryhill, DL17 0RG

Approximate Gross Internal Area  
818 sq ft - 76 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                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | 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 |         |           |
| England & Wales                             | 69      | 75        |
| EU Directive 2002/91/EC                     |         |           |

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