

CARVERS

SALES & LETTINGS

The Crescent

Chilton, DL17 0EP

Offers over £170,000

House - Semi-Detached

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Offered for sale with NO ONWARD CHAIN this beautifully maintained SEMI-DETACHED family home features a sizeable established enclosed garden to the rear with driveway and large DETACHED SINGLE GARAGE.

Upon entering, you are greeted by a welcoming entrance hallway featuring a built-in storage cupboard, providing ample space for your belongings. The living/dining room serves as the heart of the home, boasting a focal point antique marble fireplace with case iron inset. The kitchen/breakfast room is both functional and inviting, with French doors leading to a bright conservatory, perfect for enjoying the garden views.

The principal bedroom, with double built-in wardrobes, is situated to the front of the property, creating a serene retreat, whilst there is a large second bedroom which overlooks the rear garden. In addition there is a third bedroom to the rear which also benefits from built-in storage. The modern shower room/WC features a stylish white suite, complete with a double-sized shower cubicle and built-in storage cupboards for added convenience.

Outside, the property boasts a driveway for 2/3 vehicles leading to a large detached garage. The sizeable enclosed gardens at the rear are well-established and provide a peaceful outdoor space, complete with double gated access to an additional parking area ideal for campervan/caravan storage. In addition there is built-in external storage to the rear of the property.

With uPVC double glazing and gas central heating throughout, this home is both energy-efficient and comfortable. Located in a popular area, you will find local amenities, bus routes, and easy access to the A167 and A1M nearby. This property is offered with no onward chain, making it an excellent opportunity for prospective buyers. Don't miss the chance to make this lovely house your new home.









- Entrance hallway with walk-in storage cupboard
- Kitchen/breakfast room with French doors to uPVC double glazed conservatory
- Two further bedrooms, (one with built-in wardrobes)
- Large detached garage
- Driveway for 2/3 vehicles
- Living/dining room with two uPVC double glazed windows to the front and focal point antique marble fireplace with cast iron inset
- Principal bedroom to the front with double built-in wardrobes
- Shower room/WC with modern white suite and double-sized shower cubicle
- Sizeable enclosed established gardens to the rear with double gates providing access to further parking area, if required, suitable for parking a campervan/caravan
- No onward chain

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A
Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

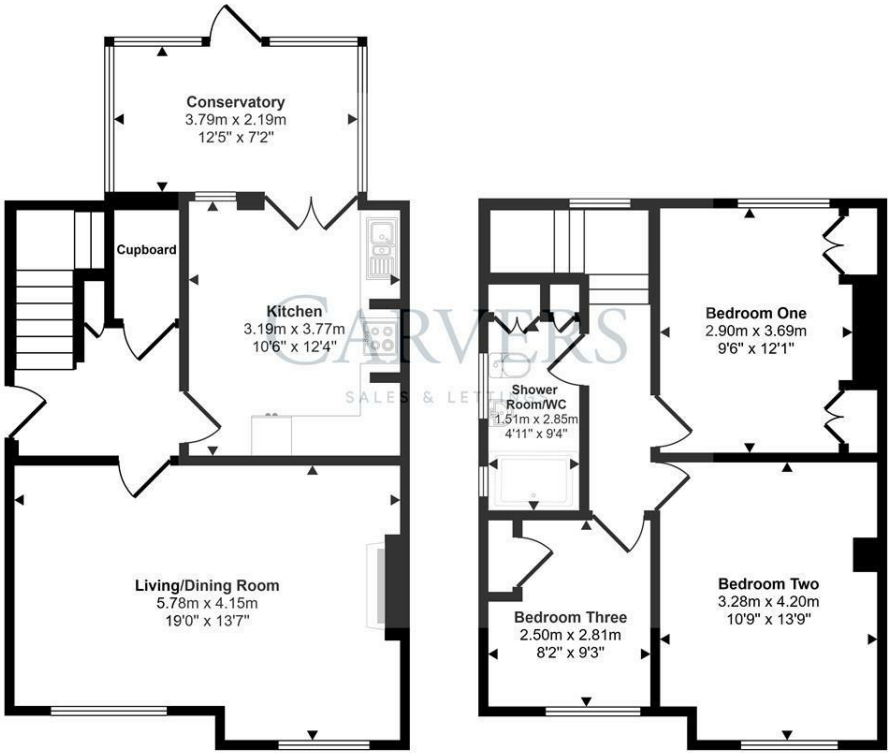








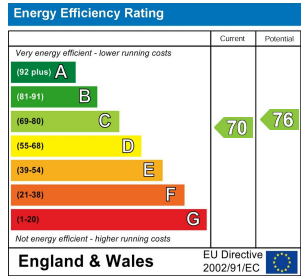
Approx Gross Internal Area
100 sq m / 1078 sq ft



Ground Floor
Approx 54 sq m / 585 sq ft

First Floor
Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
990.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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