



13 The Pentlands, Chilton, DL17 0QJ

£119,950

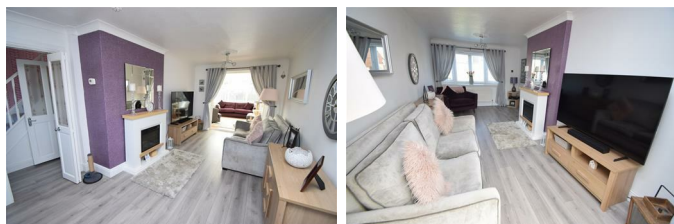
Viewing is essential for this stunning two bedroomed semi-detached house in this most pleasant location. The property has been maintained in excellent decorative and benefits from gas central heating, double glazing, a pleasant lounge, attractive well fitted kitchen with integrated appliances, a large conservatory, two good bedrooms with master having staircase access to loft area with Velux roof light modern white bathroom and a lovely private garden to the rear. Ideal for first time buyers the property should be viewed internally to be appreciated.

Ground Floor

Entrance

Has composite entrance door, laminate flooring and spindle staircase leading to first floor.

Lounge 10'9 x 19'8 (3.28m x 5.99m)



Has bayed window, laminate flooring, coved ceiling, central heating radiator, contemporary feature fireplace with electric fire and UPVC doors leading into the conservatory.

Conservatory



Has laminate flooring and UPVC French doors leading out onto rear garden.

Kitchen 11'7 x 7'7 (3.53m x 2.31m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in double oven with gas hob and stainless steel extractor canopy, laminate flooring and central heating radiator.

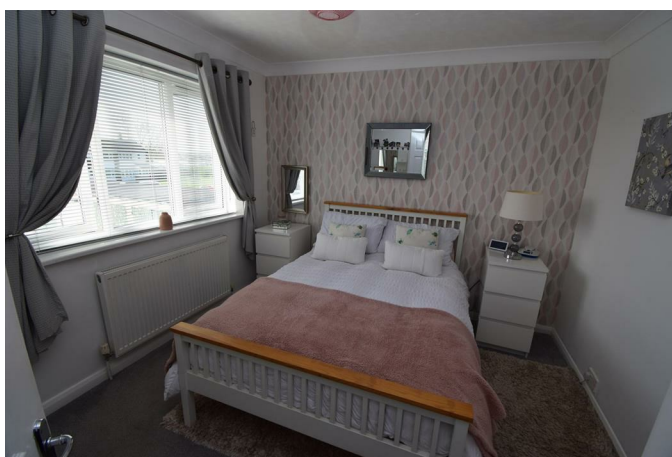
Utility 10'1 x 9'2 (3.07m x 2.79m)



Has coved ceiling, a range of fitted wall and base units, laminate work surfaces, plumbing for automatic washing machine and laminate flooring.

First Floor

Bedroom 1 10'9 x 10'1 (3.28m x 3.07m)



Has coved ceiling and central heating radiator.

Bedroom 2 13'8 x 9'6 (4.17m x 2.90m)



Has coved ceiling, central heating radiator and staircase leading to loft space with Velux roof light.

Bathroom WC



The white suite comprising: corner shower cubicle with mains shower, vanity unit with hand wash basin and WC, central heating towel radiator, tiled walls and tiled floor.

Exterior



Has front garden laid to lawn and block paved enclosed rear garden.

Disclaimer

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Area Map



Energy Efficiency Graph

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	EU Directive 2002/91/EC 	

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