





Bradbury Way, Chilton, DL17 0GZ
2 Bed - House - Semi-Detached
Offers Over £129,950

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Robinsons are pleased to present to the market this attractive and well-maintained two-bedroom semi-detached home, finished to a high standard and offering stylish living throughout. Positioned on the edge of Chilton, the property is ideally suited for commuters, with excellent access to Durham City, Darlington, Teesside, and the nearby A1 and A19, ensuring convenient travel across the region. Built by Avant Homes, the property benefits from a high-quality specification and remains under the NHBC warranty.

In brief, this beautiful home comprises an entrance hallway, ground floor WC, and a contemporary open-plan kitchen/dining area complete with a full range of integrated appliances. The kitchen flows seamlessly into a bright and inviting lounge, featuring bi-folding doors that open onto the rear garden.

To the first floor, a spacious landing leads to two generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes. A modern family bathroom completes the upper level.
Externally, the front of the property offers a low-maintenance garden that extends to the side, leading to a double-length driveway. To the rear, there is a well-proportioned garden with a patio area, perfect for outdoor enjoyment.

Viewing is highly recommended to fully appreciate all this property has to offer.
EPC Rating B
Council Tax Band: A

Hall
Quality flooring, radiator, stairs to first floor

W/C
w/c. wash hand basin, upvc window, quality flooring, tiled splash backs, extractor fan

Lounge
Radiator, quality flooring, bi-folding doors to rear

Kitchen
Stunning wall and base units, integrated oven, hob, extractor fan, microwave, fridge freezer, stainless steel sink with mixer tap and drainer, under counter lighting large storage cupboard with plumbing for washing machine

Landing
Quality flooring, upvc window, radiator

Bedroom One
Quality flooring, upvc window, fitted wardrobe, radiator

Bedroom Two
Upvc window, radiator, quality flooring, storage cupboard

Bathroom
White panelled bath with shower over, wash hand basin, w/c, chrome towel rail, tiled splash backs and quality flooring

Externally
To the front elevation is an easy to maintain garden which wraps around the side of the property and leads to a double length block paved driveway. To the rear is a good sized enclosed garden and patio

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.

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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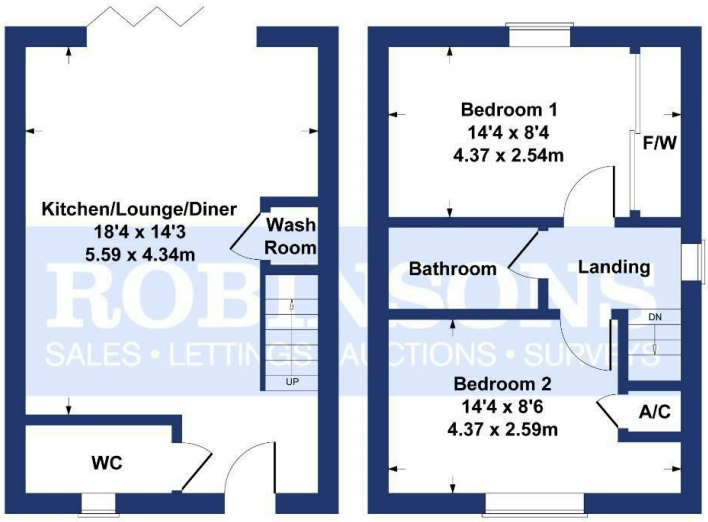
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bradbury Way

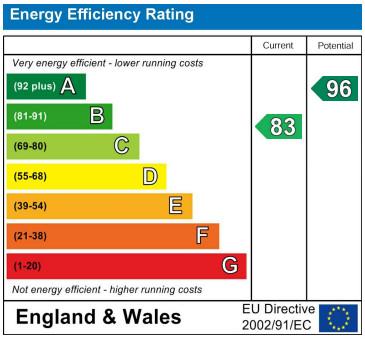
Approximate Gross Internal Area
626 sq ft - 58 sq m



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



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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RICS

ARLA Association of Residential Letting Agents

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