





Hambleton Way, Chilton, DL17 0RB
3 Bed - House - Mid Terrace
Offers Over £99,950

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Robinsons are delighted to bring to the market this well-presented three-bedroom mid-terraced property, offered for sale with no onward chain. Ideally situated close to a range of local shops and amenities, the property is also perfectly positioned for commuters, with excellent transport links to Durham City Centre, Darlington and Teesside. The nearby A1 and A19 provide convenient access to other parts of the region.

An ideal purchase for first-time buyers or investors alike, this larger-than-average home benefits from UPVC double glazing, gas central heating, a stylish fitted kitchen and modern bathroom, low-maintenance gardens, and a charming log-burning stove in the lounge.

The accommodation briefly comprises an entrance hallway, ground floor WC, spacious lounge/dining room, well-appointed kitchen, rear lobby and useful outbuilding. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property enjoys an easy-to-maintain front garden overlooking a pleasant green, while to the rear there is a further enclosed, low-maintenance garden area, providing an ideal space for relaxing and outdoor entertaining.

EPC Rating - C
Council Tax Band - A

Hallway
Wood effect flooring, radiator, stairs to first floor

W/C
w/c, wash hand basin, radiator, upvc window

Lounge/Dining Room
21'4 x 10'9 (6.50m x 3.28m)
Wood effect flooring, radiator, upvc window, multi-fuel stove, french doors leading to rear

Kitchen
10'1 x 9'9 (3.07m x 2.97m)
Modern wall & base units, stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, electric cooker point, space for large fridge freezer, radiator and tiled splash backs

Rear Lobby
Access to the rear and outbuilding

Landing

Bedroom One
13'1 x 10'1 (3.99m x 3.07m)
New carpets, upvc windows, radiator,

Bedroom Two
11'0 x 10'0 (3.35m x 3.05m)
New carpets, upvc window and radiator

Bedroom Three
8'9 x 7'9 (2.67m x 2.36m)
New carpets, upvc window, radiator and airing cupboard

Bathroom
White panelled bath with shower over, wash hand basin, w/c, upvc window, heated towel rail, storage cupboard

Externally
To the front elevation is an easy to maintain garden which overlooks a pleasant green. Whilst to the rear there is an easy to maintain garden area

Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
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 – NA
Probate – n/a
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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

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.

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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.
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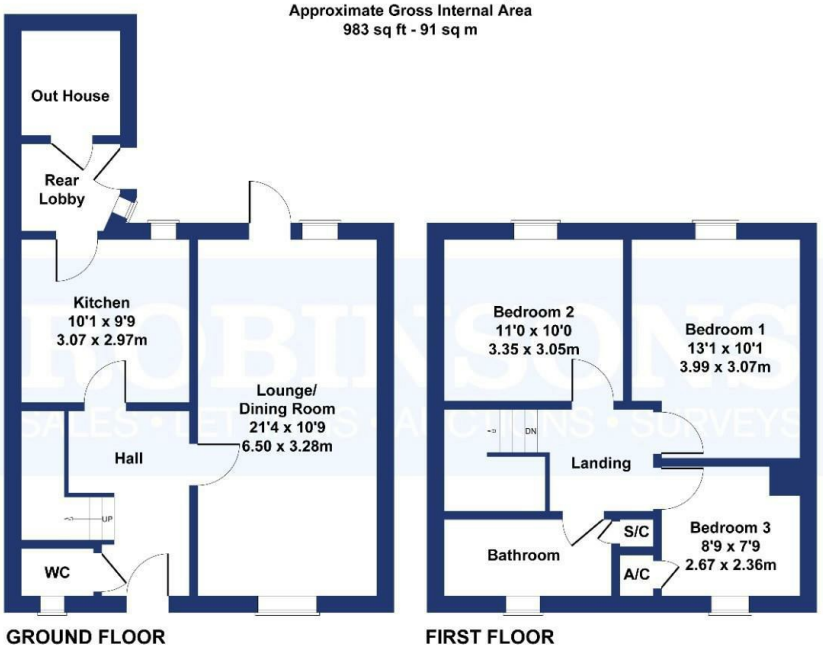
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hambleton Way

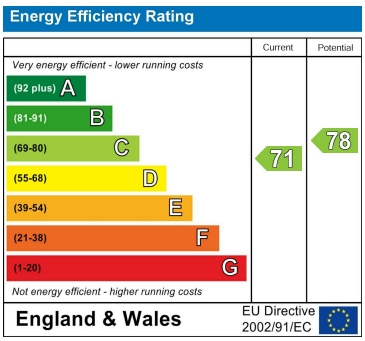
Approximate Gross Internal Area
983 sq ft - 91 sq m



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



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RICS

ARLA Association of Residential Letting Agents

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