





Beverley Gardens, Chilton, DL17 0ER

3 Bed - House - Detached

£159,950

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A rare opportunity to acquire this spacious and larger-than-average three-bedroom detached family home, pleasantly situated within the highly desirable and family-friendly development of Beverley Gardens, in the heart of Chilton. Ideally positioned for commuters, the property offers excellent access to Durham City, Darlington and Teesside, with the A1(M) and A19 both within easy reach, providing superb transport links throughout the region.

The well-appointed accommodation briefly comprises an entrance hallway, generous lounge, separate dining room, modern fitted kitchen and versatile playroom. To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property occupies a generous plot with a low-maintenance front garden, ample driveway providing off-street parking, detached garage, and an impressive enclosed rear garden, ideal for families and outdoor entertaining.

Early viewing is highly recommended to fully appreciate the size, location and potential this fantastic family home has to offer.

EPC Rating: D
Council Tax Band: C

Entrance Porch
UPVC window, wood effect flooring.

Hallway
Radiator stairs to first floor.

Lounge
18'4 x 12'9 (5.59m x 3.89m)
With central heating radiator and upvc window.

Dining Room
14'2 x 11'9 (4.32m x 3.58m)
UPVC window and radiator.

Kitchen
19'2 x 7'8 (5.84m x 2.34m)
Modern white wall and base units, integrated double over, hob, extractor fan, stainless steel sink with mixer tap and drainer. tiled splash backs, UPVC window, radiator, access to rear.

Playroom
10'6 x 9 (3.20m x 2.74m)
UPVC window, radiator, access to rear.

First Floor

Landing
UPVC window, radiator, loft access.

Bedroom one
15'8 x 15'0 (4.78m x 4.57m)
UPVC window, fitted wardrobes radiator, storage cupboard.

Bedroom two
13'0 x 10'2 (3.96m x 3.10m)
UPVC window, radiator, storage cupboard.

Bedroom three
9'6 x 7'9 (2.90m x 2.36m)
UPVC window, radiator.

Bathroom
White panelled bath with shower over, wash hand basin, UPVC window, radiator, airing cupboard and WC.

WC
WC, wash hand basin, UPVC window.

Externally
To the front elevation is an easy to maintain garden and driveway which leads to the converted garage and a large enclosed rear garden with patio area.

Garage
16'3x7'7 (4.95mx2.31m)
UPVC windows, mains power, spot lights, wall and base units, stainless steel sink unit with mixer tap and drainer.

Agents notes
Council Tax: Durham County Council, Band C

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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Beverley Gardens

Approximate Gross Internal Area
1423 sq ft - 132 sq m

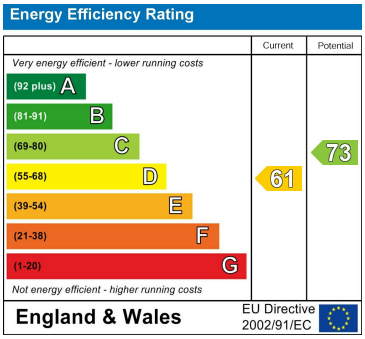


GROUND FLOOR FIRST FLOOR

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



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RICS

ARLA Association of Residential Letting Agents

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