





The Crescent, Chilton, DL17 0EP
3 Bed - House - Semi-Detached
£129,950

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A rare opportunity to purchase this THREE BEDROOM SEMI DETACHED FAMILY HOME, situated within the highly sought-after and family-oriented area of The Crescent, centrally located in Chilton. The property is ideally positioned for commuters, offering excellent access to Durham City, Darlington, and Teesside, with the A1 and A19 both within close proximity and providing superb transport links across the region.

The accommodation briefly comprises an inviting ENTRANCE HALLWAY, LARGE OPEN PLAN LOUNGE/DINING ROOM and a WELL PROPORTIONED KITCHEN. To the first floor, a generous landing provides access to THREE GOOD SIZED BEDROOMS and a FAMILY BATHROOM/WC. Externally, the property benefits from a GOOD SIZED FRONT GARDEN, LONG DRIVEWAY leading to the REAR GARAGE, SPACIOUS GARDEN with patio area perfect for family use and outdoor enjoyment. Given all that this wonderful home has to offer, early viewing is highly recommended to avoid disappointment.

EPC Rating: E
Council Tax Band A

Entrance Hallway
With central heating radiator and stairs to the first floor.

Lounge/Dining Room
19'4x13'7 (5.89mx4.14m)
Surround with electric fire, electric radiator and upvc window.

Kitchen
12'2x10'6 (3.71mx3.20m)
Fitted with a range of wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, plumbing for an automatic washing machine, space for under counter fridge freezer, electric cooker point and pantry.

First Floor

Landing
With upvc window and access to loft.

Bedroom 1
13'7x10'9 (4.14mx3.28m)
With electric radiator and upvc window.

Bedroom 2
12'2x10'7 (3.71mx3.23m)
With electric radiator and upvc window.

Bedroom 3
9'1x8'2 (2.77mx2.49m)
With electric radiator and upvc window.

Bathroom/wc
Three piece suite comprising whirl pool bath, shower cubicle, wash hand basin, tiled splash backs, wc, airing cupboard and upvc window.

Externally
To the front elevation is a pleasant enclosed garden and long driveway which leads to the rear garden with garage and patio area.

Agents Notes
Council Tax Band A - Approx £1,790.61 p.a
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 – Electric
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 – Yes
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.

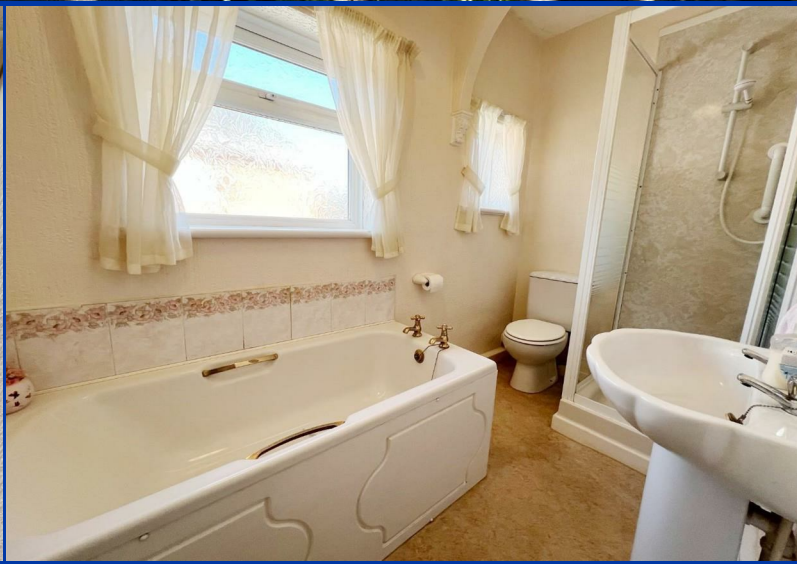
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.











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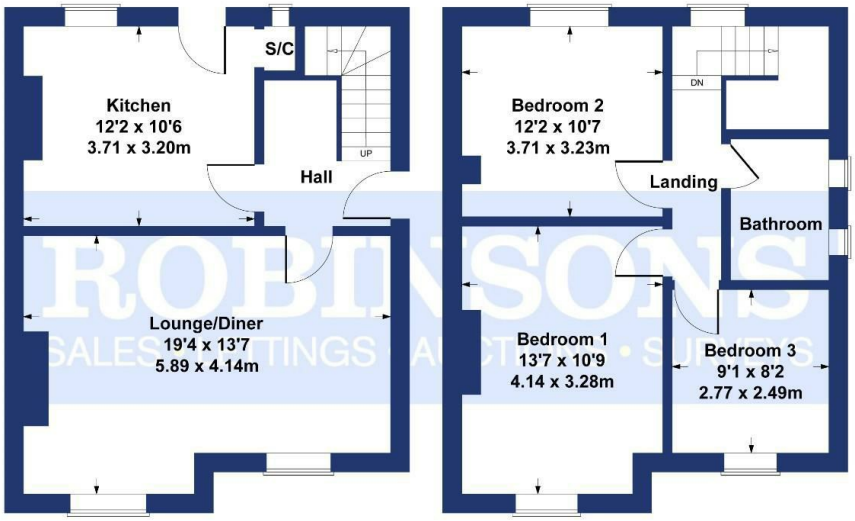
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Crescent

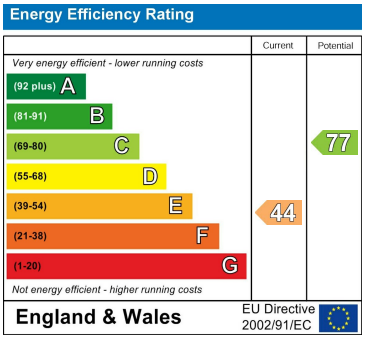
Approximate Gross Internal Area
906 sq ft - 84 sq m



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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