

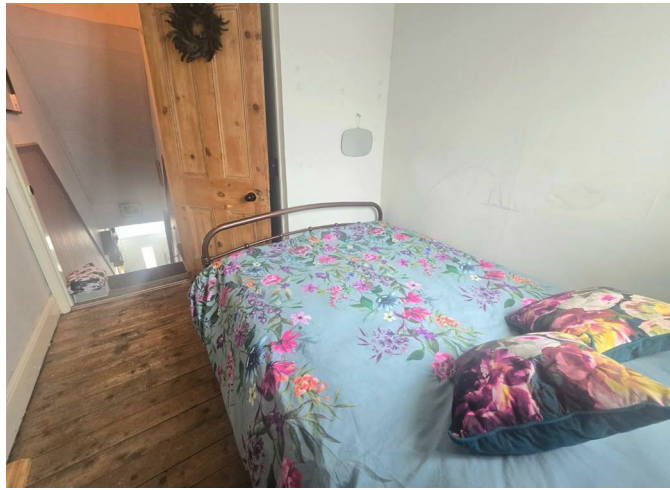


Arthur Street, Chilton, DL17 0PZ
3 Bed - House - Terraced
£65,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Arthur Street, Chilton, DL17 0PZ

*** IDEAL FAMILY HOME FOR FIRST TIME BUYER OR SMALL FAMILY ***

On the market with Smith & Friends Estate Agents, this lovely three bedroom mid-terraced house, located within the sought after town of Chilton, Ferryhill. With a number of local shops, schools and doctors, this makes the property perfect for first time buyers, investors or a small family.

The property briefly comprise of; Entrance Hall, Living Room with Log Fire, Inner Hall leading to a Downstairs WC / Bathroom, Kitchen / Diner and a Rear Hall.

The First Floor provides a Landing, with Three Double Bedrooms.

Externally, the property has an enclosed rear yard, whilst having on-street parking to the front of the property.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

3'3" x 3'1" (1.01m x 0.96m)

Living Room

11'3" x 14'2" (3.45m x 4.33m)

Inner Hall

3'1" x 2'7" (0.95m x 0.80m)

WC / Bathroom

4'1" x 5'10" (1.26m x 1.78m)

Kitchen / Diner

11'3" x 9'9" (3.44m x 2.98m)

Rear Hall

5'0" x 4'4" (1.54m x 1.33m)

FIRST FLOOR

Landing

10'7" x 3'0" (3.24m x 0.92m)

Bedroom 1

12'6" x 10'7" (3.82m x 3.24m)

Bedroom 2

7'7" x 9'7" (2.32m x 2.93m)

Bedroom 3

8'0" x 9'10" (2.46m x 3.00m)



Ground Floor



Floor 1

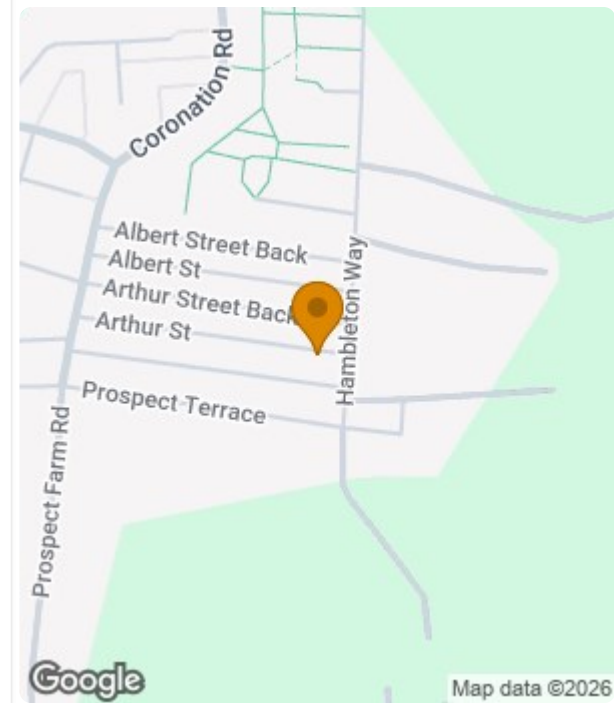


Approximate total area[®]
726 ft²
67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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