



Mason Gardens, Chilton, DL17 0DY
3 Bed - House - End Terrace
£159,950

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Robinsons are delighted to offer to the market this beautiful and well presented three bedroom end of terraced property, which is shown to impress with its style and class throughout. The property is located on the edge of Chilton and is ideally located for the commuter traveling to nearby Durham city, Darlington and Teesside and the A1 and A19 are within very close proximity providing excellent transport links to other parts of the region. Built by Avant homes means this property is finished to a superb specification and is still under the NHBC guarantee.

In brief this stunning family home comprise of entrance, large ground floor W/C, open plan and stylish kitchen dining room with a full range of integrated appliances which flows into the lounge which has Bi-fold doors overlooking the rear garden, to the first floor is a nice sized landing which leads to three good sized bedrooms with master having the added bonus of ensuite and bedroom two has a pleasant outlook over open fields, the modern family bathroom is also located on the first floor. Externally to the front elevation is a double block paved driveway and to the rear there is a west facing nice sized garden and patio area. Given all of the above early viewing is advised to avoid any disappointment.

Externally

To the front elevation is a double block paved drive, whilst to the rear there is a lovely enclosed west facing garden & patio area.

Entrance

W/C

W/C, stylish flooring, tiled splash backs, uPVC window, spot lights.

Kitchen

15'3 x 13'4 (4.65m x 4.06m)

Stunning modern wall & base units with integrated oven, hob, extractor fan, fridge freezer, washer/drier. Smart worktops, stainless steel sink with mixer tap & drainer, stylish quality flooring, radiator, large storage cupboard & space for dining room table, stairs to first floor, uPVC window, hive heating control, spot lights.

Lounge

16'6 x 9'8 (5.03m x 2.95m)

Stylish quality flooring, radiator, bi-folding door overlooking rear garden.

Landing

Quality flooring, loft (which is partially boarded) access, storage cupboard

Bedroom One

13'8 x 8'5 (4.17m x 2.57m)

Quality flooring, radiator, uPVC window, hive heating control.

En Suite

Double shower cubicle, wash hand basin, W/C, heated towel rail, lovely tiled splash backs.

Bedroom Two

11'4 x 8'5 (3.45m x 2.57m)

uPVC window, radiator, quality flooring, lovely outlook.

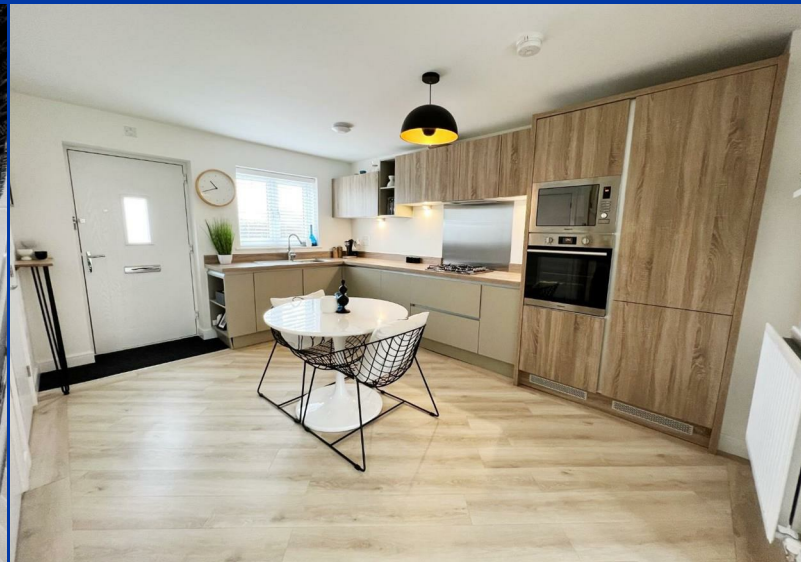
Bedroom Three

10'5 x 7'7 max points (3.18m x 2.31m max points)

uPVC window, radiator, quality flooring.

Bathroom

White panel bath with overhead shower, wash hand basin, uPVC window, W/C, stylish flooring, chrome towel rail & tiled splash backs, spot lights.



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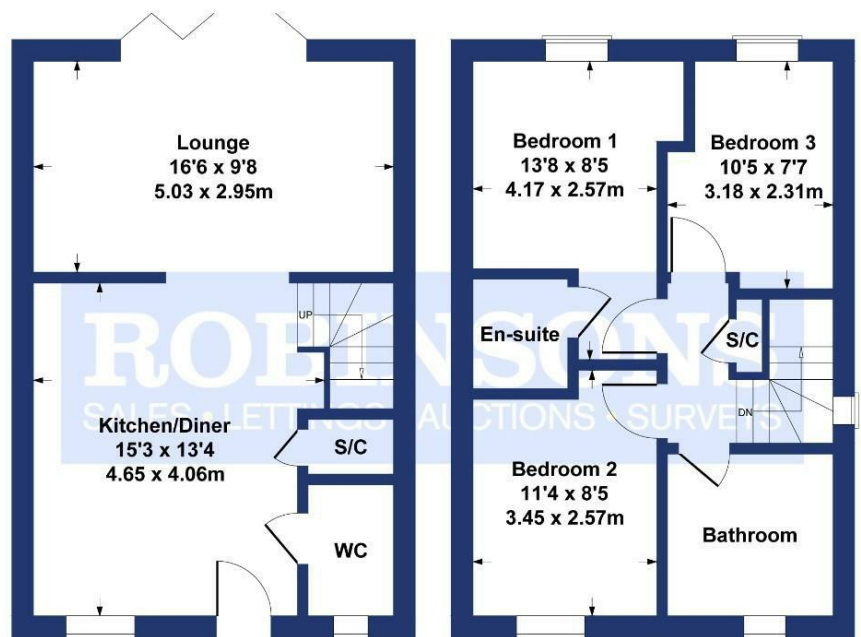
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mason Gardens

Approximate Gross Internal Area
839 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements for 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. 2022

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		95
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (10-15)		
B (16-20)		
C (21-25)		
D (26-30)		
E (31-35)		
F (36-40)		
G (41-45)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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