



### 3 bed detached house to buy in

Chilton, Chilton, Ferryhill, Durham, DL17  
OHE

**£180,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Modern Finish Throughout
- ✓ 3 Bedrooms
- ✓ Private Garden
- ✓ Garage and Private Parking
- ✓ EPC Rating D

Off Street parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

We are delighted to present this stunning, spacious 3-bedroom detached home, situated in the charming village of Chilton, Ferryhill. This residential property for sale offers a unique blend of comfort, style, and functionality.

Upon entrance to the property a gate allows access via a pathway to the front aspect of the home, as you step inside an entrance vestibule allows for easy access and a buffer to the rest of the property. Stepping in to the sun room which overlooks the private garden, it is a fantastic place to relax and soak in the peaceful atmosphere with an abundance of natural light and with French doors leading to the garden, a brilliant room to unwind.

Offering 2 good size reception rooms, the first as a cosy living room with a large window and a modern feature fireplace for cosy evenings. The second currently being used as a dining room features a multi fuel burner.

The well presented galley style kitchen offering a blend of practicality and contemporary charm is thoughtfully designed with a sleek black granite worktop complemented by sage green shaker-style cabinetry. The sink overlooks the rear yard area and the kitchen benefits from ample space along with plumbing for a washer and space for an oven. A handy nook fitted with a breakfast bar is the ideal spot for that morning cuppa.

From the kitchen is a useful room, which would offer many of buyers the versatility for a multitude of uses such as office, playroom, hobby craft room and many more. This room provides external access to the rear yard of the property.

A ground floor W/C is conveniently located for practicality and ease.

To the first floor, there are 3 bedrooms which are well-proportioned and boast ample natural light, providing a peaceful sanctuary after a long day.

The family bathroom is modern, fully tiled walls and, complete with a white 3 piece suite that includes a corner style bathtub, a pedestal hand basin, and a w/c.

Benefitting from a really great outdoor space, the front garden is private and enclosed with a section of patio, which then continues to grass laid with lawn. To the rear is a large yard space with access and space for the parking of multiple vehicles. A large garage space which will when viewed will be ideal for many and make a brilliant space for vehicle's, workshop, home gym or even could be made into a separate annex (through planning permission and regulations through the Council).

Tucked away in the town of Chilton, Ferryhill, within close proximity to various local amenities including schools, shops and eateries. A regular bus service provides links to Durham, Spennymoor, Darlington and more. Chilton is situated approximately just 3 miles from junction 60 of the A1M which provides links to both the North and South of the country, therefore proving to be an excellent choice of location for those needing easy commuter links to travel afar.

To fully appreciate this outstanding property, viewing is highly recommended. Contact Pattinson Estate Agents now and arrange an opportunity to explore the potential of this magnificent home.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Detached House

Parking: Off Street

Heating: Gas

## External

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### Entrance Hall



### Sunroom

2.39m x 4.091m (7'10" x 13'5")



### Dining Room

4.28m x 4.16m (14'0" x 13'7")



### Living Room

4.369m x 4.11m (14'4" x 13'5")



### Kitchen

2.38m x 6.90m (7'9" x 22'7")



## Downstairs W/C



## Study/Office

4.60m x 2.881m (15'1" x 9'5")



## Bedroom 1

4.10m x 3.985m (13'5" x 13'0")



## Bedroom 2

4.39m x 2.47m (14'4" x 8'1")



## Bedroom 3

3.928m x 3.186m (12'10" x 10'5")



## Family Bathroom

2.425m x 2.218m (7'11" x 7'3")




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## Garage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:  
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