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Low Avenue
Chilton, Ferryhill, DL17 0DZ

Offers in the region of £170,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Occupying an excellent location for the commuter, we welcome to the market this "Avant" constructed 3 bedroom semi-detached property ideally suited for a first time buyer or small family. Upon entering, you are welcomed into a bright living room that provides a warm and inviting atmosphere. The ground-floor WC adds practicality to the home, making it ideal for guests. The heart of the house is undoubtedly the expansive open-plan fitted kitchen and dining area. This space is equipped with built-in stainless steel cooking appliances and boasts bi-fold doors that seamlessly connect the indoors to the enclosed lawned rear garden, perfect for entertaining or enjoying a quiet afternoon. The first floor comprises three well-proportioned bedrooms, including a principal bedroom with a built-in cupboard for added storage. The family bathroom/WC is conveniently located to serve all bedrooms, ensuring comfort and accessibility. Additional features of this property include a double-width driveway that accommodates two vehicles, uPVC double glazed windows for energy efficiency, and gas central heating to radiators, ensuring warmth throughout the colder months. Furthermore, the remaining balance of the original builders NHBC warranty provides peace of mind for prospective buyers. Situated approximately 13 miles from Darlington and 11 miles from Durham, this home offers a most convenient location and lies within a 10, minute drive of the A1M North & Southbound..





- Ground floor WC
- Double width driveway
- Open plan fitted kitchen/dining room with built-in appliances
- Enclosed rear garden

Agents Notes

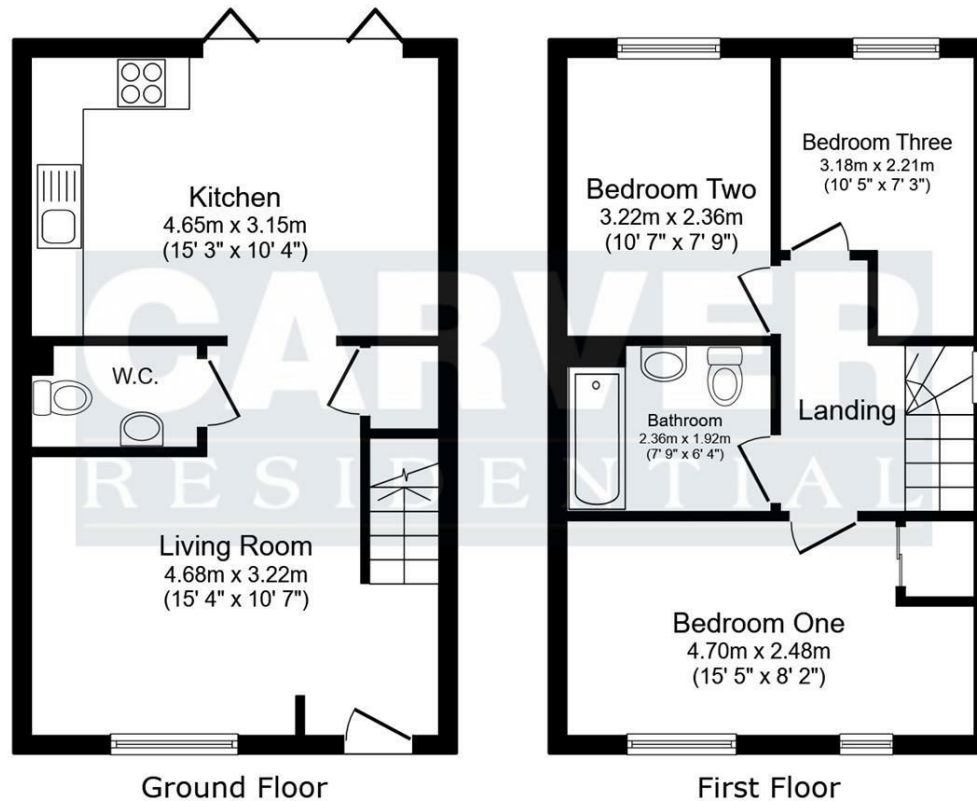
Tenure:- Freehold
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
Council Tax:- Band B
Local Authority:- Durham County Council
Annual Levy:- Approximately £124 per annum

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

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