



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

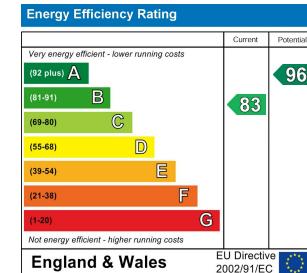
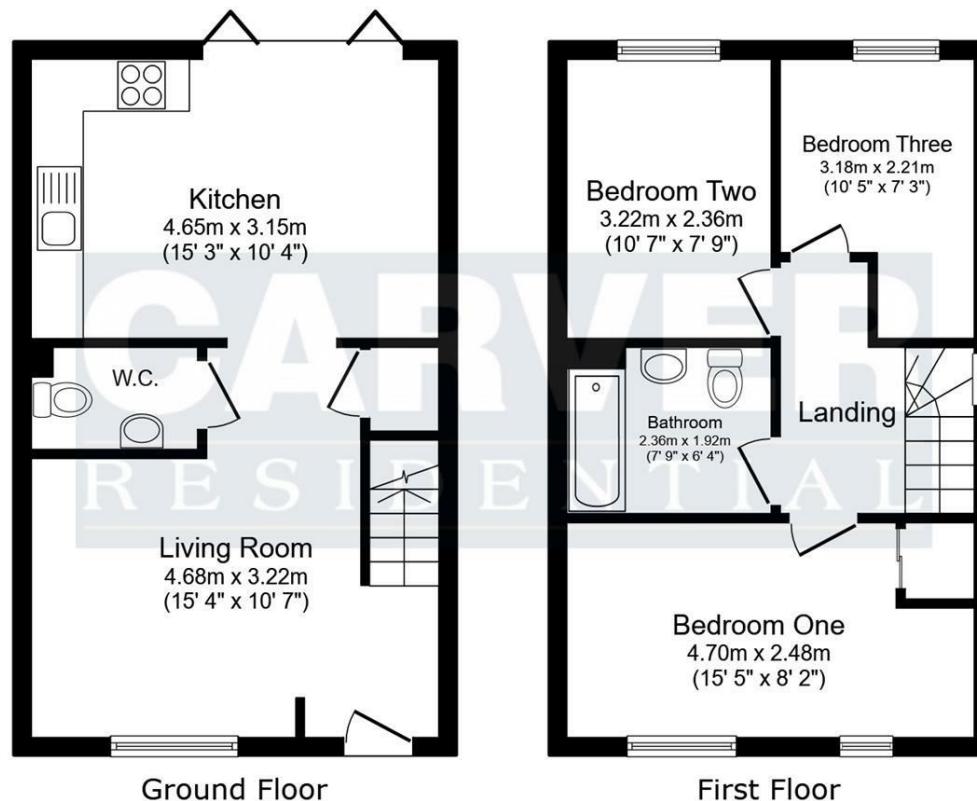
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#### Property Size

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)





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](http://www.Propertybox.io)

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed



MAB 6202

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