

HUNTERS®
HERE TO GET *you* THERE

Durham Road Chilton, Ferryhill, DL17 0EX

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Offers In Excess Of £60,000

INVESTMENT OPPORTUNITY | THREE-BEDROOM END TERRACE | POTENTIAL 10.5%+ GROSS YIELD | VACANT POSSESSION | NO ONWARD CHAIN | FREEHOLD

Offered to the market with no onward chain is this three bedroomed family home situated on Durham Road, Chilton. Ideally situated just off the A167 allowing for easy access to the A1M perfect for commuters. Durham City is only approx. 7miles away whilst Bishop Auckland and Newton Aycliffe are also close by; providing access to an extensive range of facilities such as; supermarkets, popular high street retail stores, restaurant's, cafes, bars, salons, independent stores, schools and leisure centres. Chilton has a range of local amenities within walking distance including local shops and primary schools as well as having a regular bus service leading to neighbouring towns and villages.

In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally, there is a walled forecourt to the front with on street parking available while to the rear, there is a low maintenance enclosed rear yard.

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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

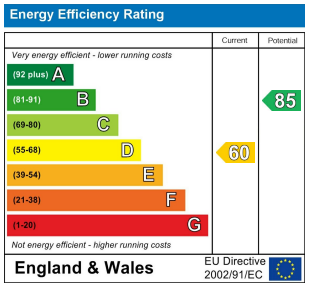
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.

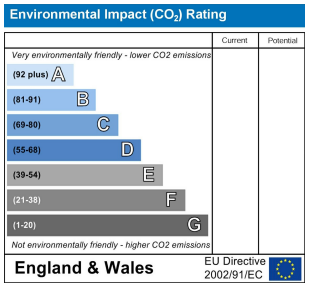




TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room
14'5" x 12'9"
Spacious living room located to the front of the property with ample space for furniture, feature fire surround and large window offering lots of natural light.

Dining Room
14'3" x 12'2"
Another large reception room with space for a dining table and chairs, feature fire surround and window to the rear elevation.

Kitchen
9'10" x 7'4"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks, sink/drainer along with an integrated electric oven, hob and overhead extractor hood with space available for further free standing appliances.

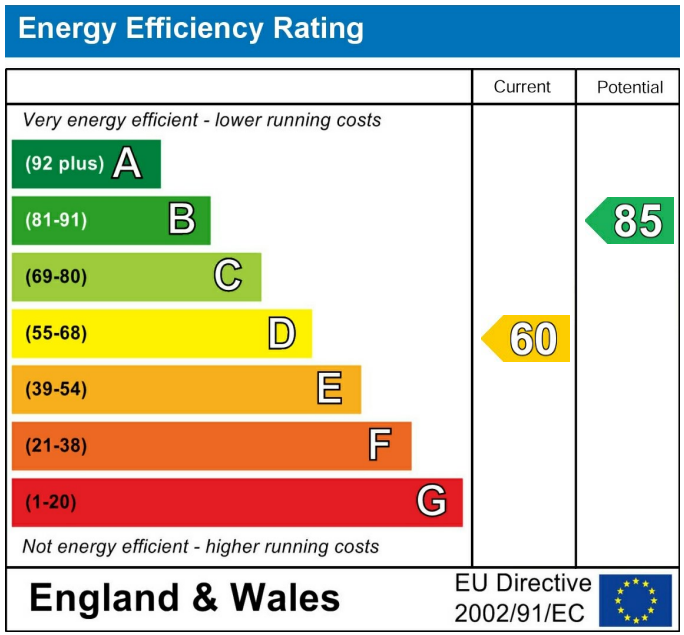
Master Bedroom
14'4" x 12'1"
Generously sized master bedroom with space for a king-sized bed and further furniture with window to the rear elevation allowing lots of natural light.

Bedroom Two
12'7" x 11'5"
Another large double bedroom with ample space for furniture and window to the front elevation.

Bedroom Three
8'9" x 6'11"
A large single bedroom with ample room for furniture, neutral decor and window to the rear elevation.

Bathroom
9'10" x 8'0"
The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally, there is a walled forecourt to the front with on street parking available while to the rear, there is a low maintenance enclosed rear yard.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















