



2 bed semi-detached house to buy in DL17

Mason Gardens, Chilton, Ferryhill, Durham, DL17 0DY

£130,000

🏠 x2 🚗 x1 🚲 x1

Tenure

Freehold

Allocated parking

Property features

- ✓ EPC B
- ✓ Built in 2022
- ✓ Two Bedroom Semi-Detached
- ✓ Modern Property
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Description

This stunning two-bedroom semi-detached home is located within the ever-popular village of Chilton, Ferryhill. Built in 2022, the property offers modern and stylish living throughout.

Entering the property, you are welcomed into a generous open-plan lounge and dining area, providing a bright and inviting living space. The room benefits from a modern open layout, flowing effortlessly into the stylish fitted kitchen, making it perfect for both everyday living and entertaining.

The spacious living area provides a comfortable setting for relaxation and benefits from patio doors leading directly to the rear garden. Flooded with natural light, the room offers a seamless connection between the indoor and outdoor spaces. With ample room for a range of furniture, this welcoming area is ideal for both relaxing and entertaining while enjoying views over the rear garden.

The contemporary kitchen is fitted with a range of sleek grey wall and base units, offering excellent storage space. The kitchen features generous worktop areas, an integrated electric oven, electric hob with stainless-steel splashback, and a stainless-steel sink with mixer tap. Finished with modern flooring and neutral décor throughout, this bright and attractive space combines practicality with contemporary design.

To the first floor, the property offers two generously sized double bedrooms, both benefiting from large windows that allow an abundance of natural light to fill the rooms. Both bedrooms are carpeted, providing a warm and comfortable feel, and are finished with modern décor throughout. The accommodation is completed by a stylish family bathroom fitted with a contemporary white suite.

A modern and well-presented family bathroom fitted with a contemporary white three-piece suite comprising a panelled bath with shower over and glazed screen, wash hand basin, and low-level WC. Finished with stylish wall tiling, wood-effect flooring, and useful storage.

Externally, the property benefits from an attractive frontage with a paved pathway leading to the front entrance, complemented by well-maintained shrubbery to the side. Gated side access leads to a private enclosed rear garden, providing an ideal space for outdoor relaxation and entertaining. The rear garden also offers access to the communal courtyard, where the property benefits from two allocated parking spaces.

Ideally situated just off the A167, the property offers excellent transport links and easy access to the A1(M), making it perfect for commuters. Durham City is approximately seven miles away, while Bishop Auckland and Newton Aycliffe are also within easy reach, providing access to an extensive range of amenities including supermarkets, high street retailers, restaurants, cafés, bars, salons, independent shops, schools, and leisure facilities.

Contact Pattinson Durham today to arrange your viewing on 0191 383 2133.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

Bedroom 1

4.30m x 2.50m (14'1" x 8'2")

Carpeted double bedroom with a window to the rear and a radiator



Bedroom 2

3.20m x 2.60m (10'5" x 8'6")

Carpeted double bedroom with a window to the front and a radiator. Built in storage cupboard with combi boiler



Kitchen/Living

5.60m x 4.30m (18'4" x 14'1")

patio doors to the rear. Integrated oven and electric hob, housed in laminate kitchen units and worktops with space for a plumbed in washer. Three central heating radiators. On an LVT floor.

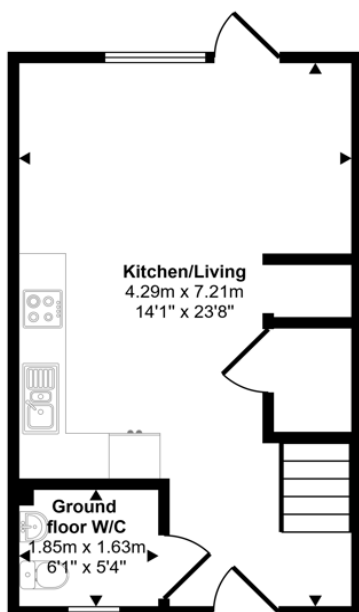


Bathroom

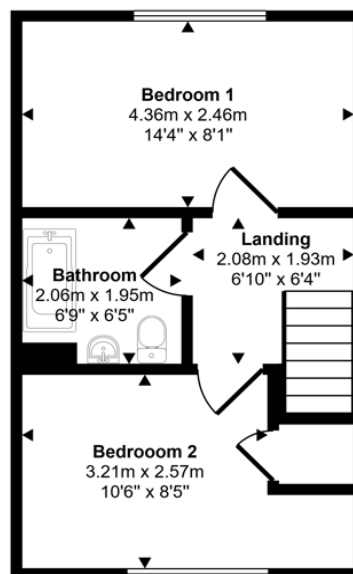
With a bath and overhead shower, toilet and sink. On an LVT floor.



Approx Gross Internal Area
63 sq m / 673 sq ft



Ground Floor
Approx 31 sq m / 337 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:
G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,
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