



Byron Road, Chilton, DL17 0HX
3 Bed - House - Mid Terrace
£60,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

- * SPACIOUS THREE BEDROOMED SEMI DETACHED
- * FULLY ALARMED
- * LOUNGE WITH ARCHWAY TO DINING ROOM
- * CONSERVATORY
- * GAS FIRED CENTRAL HEATING
- * uPVC DOUBLE GLAZING
- * SOME COSMETIC UPDATING REQUIRED

THE FLOORPLAN BRIEFLY COMPRISES OF -
ENTRANCE PORCH, HALLWAY leading to staircase to FIRST FLOOR. LOUNGE with feature fire surrounding archway to DINING ROOM, KITCHEN, REAR RECEPTION ROOM, CONSERVATORY. whilst to the FIRST FLOOR, THREE BEDROOMS, BATHROOM and seperate WC.

Externally, the property enjoys front and rear gardens. The property lies on this residential development on the outskirts of Chilton yet still being in reach of local shops, schools and amenities which are available within Chilton itself. Well placed for the commuter travelling to nearby Durham City, Darlington and Teesside, close to the A1 and the A19 providing good road links to other parts of the region.

LOUNGE

14'6 x 11'8 (4.42m x 3.56m)

DINING ROOM

10'3 x 8'4 (3.12m x 2.54m)

KITCHEN

8'4 x 7'3 (2.54m x 2.21m)

PLAY ROOM

11'0 x 7'5 (3.35m x 2.26m)

CONSERVATORY

9'7 x 7'5 (2.92m x 2.26m)

BEDROOM ONE

11'5 x 10'7 (3.48m x 3.23m)

BEDROOM TWO

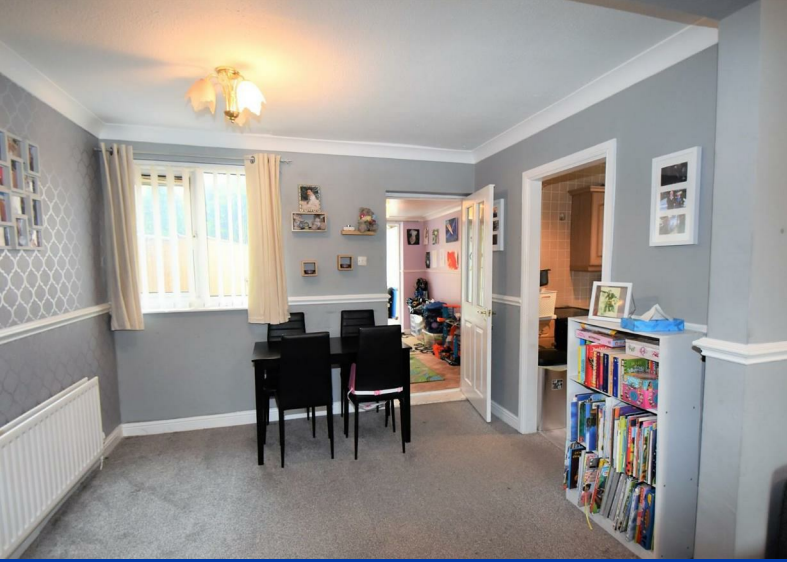
9'9 x 9'8 (2.97m x 2.95m)

BATHROOM

BEDROOM THREE

7'7 x 7'4 (2.31m x 2.35m)

EXTERNAL



OUR SERVICES

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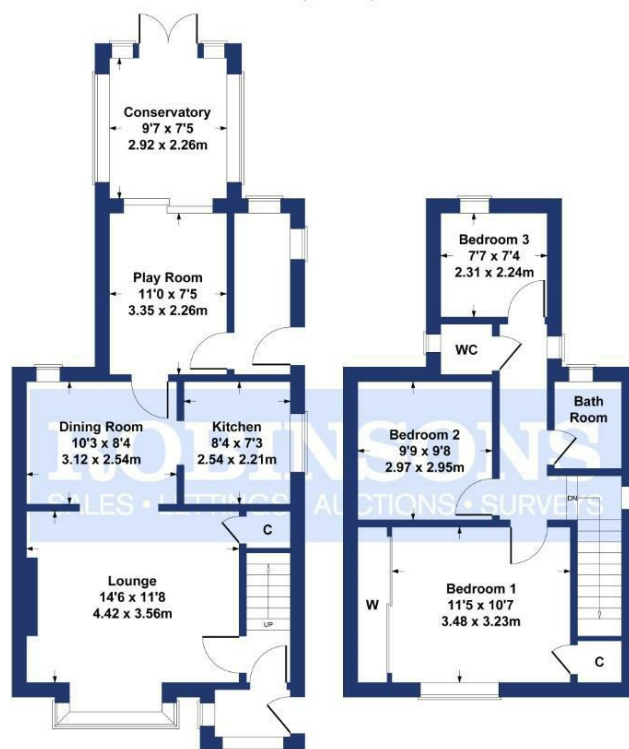
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Byron Road
Approximate Gross Internal Area
1080 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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