



3 Bedrooms

Fantastic investment opportunity! This end of terrace house, located in a sought-after area, is perfect for investors or first-time buyers looking to put their stamp on a property. Although in need of some work, this 3-bedroom home has great potential and is situated in a prime location. The property features a spacious living room, a kitchen, and a private garden ideal for outdoor entertaining. A large master bedroom, while the two additional bedrooms offer ample space and natural light. With features including high ceilings, this property exudes charm and character. Close to amenities, schools, and transport links, this property presents a wonderful opportunity to create a stylish and comfortable residence. Contact us today to schedule a viewing and explore the possibilities!

## Durham Road

Chilton, England, DL17

Asking Price:

**£70,000**

EPC Rating: D



## GROUND FLOOR

### Entrance Hall

#### Lounge:

**14'5" x 12'8" (4.4m x 3.86m)**

Having double glazed window, fireplace and radiator.

#### Dining Room:

**12'3" x 14'4" (3.73m x 4.37m)**

With double glazed window and radiator.

#### Kitchen:

**10'2" x 6' (3.1m x 1.83m)**

Comprising of tiled flooring, double glazed window, radiator, extractor fan, outside door access, a range of wall and base units, induction hob and cooker.



## FIRST FLOOR

### Landing

#### Bedroom 1:

**12'3" x 14'5" (3.73m x 4.4m)**

Having double glazed window and radiator.

#### Bedroom 2:

**11'4" x 12'8" (3.45m x 3.86m)**

With double glazed window and radiator.

#### Bedroom 3:

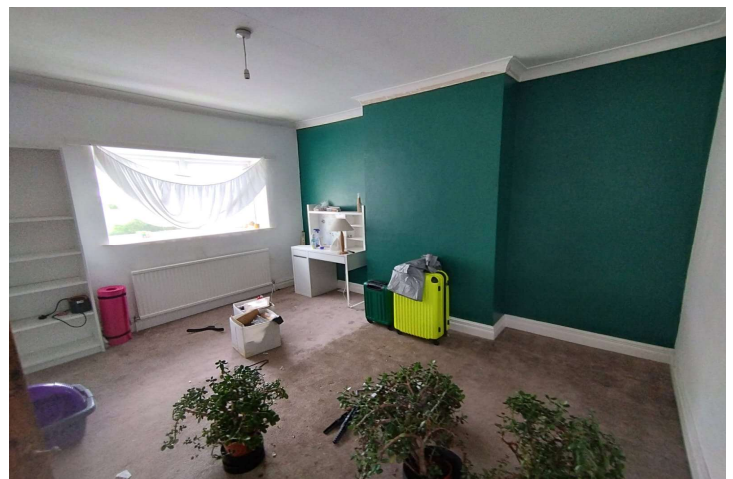
**8'11" x 7' (2.72m x 2.13m)**

Having double glazed window and radiator.

#### Bathroom:

**10' x 8'6" (3.05m x 2.6m)**

Comprising of low level W/C, hand wash basin, double glazed window, radiator, bath tub with shower head.



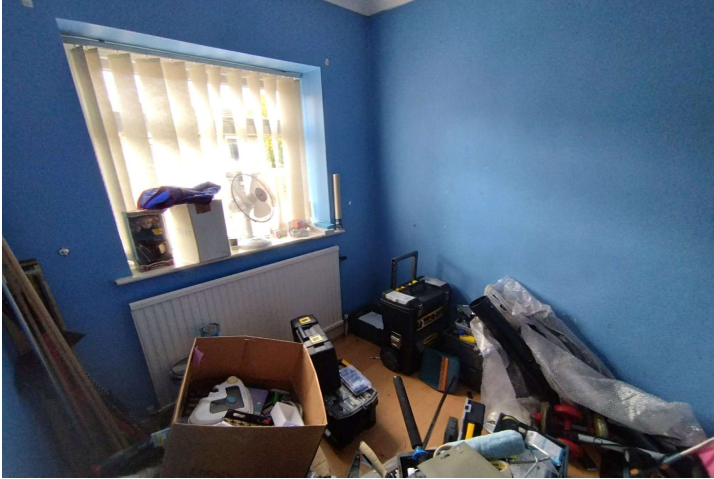
For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)

**EXTERIOR:**

To the front, easily maintained front garden. To the rear, courtyard.

**DISCLAIMER:**

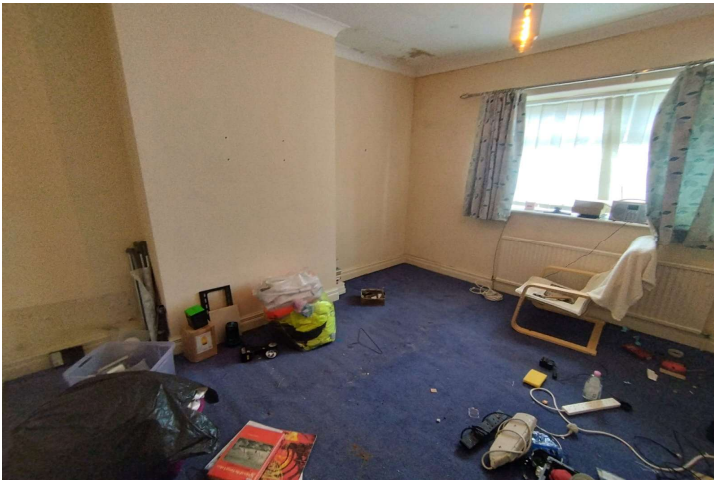
Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.

**MATERIAL INFORMATION:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: On street



BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

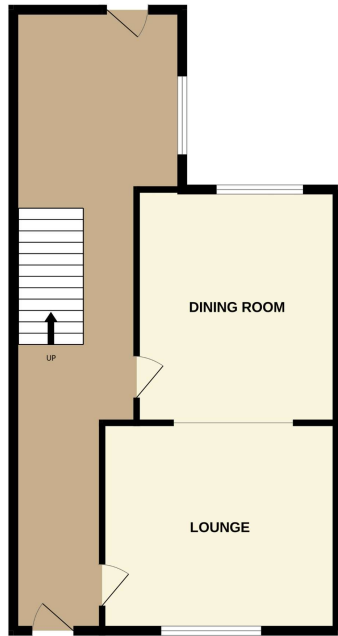
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



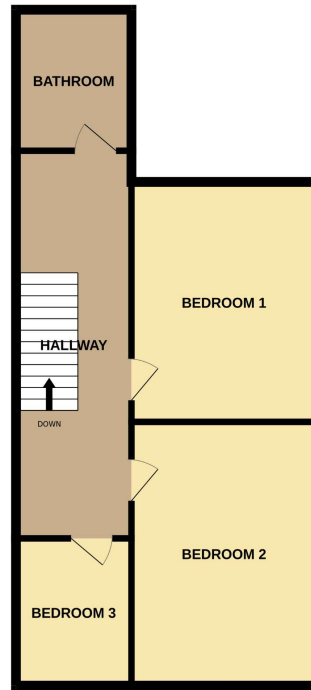
**Tenure** - Freehold

**Viewing** - By appointment through Holbrook & Co

BASEMENT  
635 sq.ft. (59.0 sq.m.) approx.



GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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.  
 Made with floorplan ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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