



## 86 West Chilton Terrace

Chilton, Ferryhill, DL17 0HJ

£69,950



Viewing is essential for this extended three bedroomed mid terraced house in this particularly pleasant edge of village location. The property has been well maintained by the present owners to include; gas central heating, double glazing, attractive fitted kitchen with integrated appliances, utility white bathroom suite and is immaculately decorated throughout. With fantastic extension to the rear having Velux roof lights and french doors this outstanding home is not to be missed.



## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge 12'11 x 11'9 (3.94m x 3.58m)

Has central heating radiator.

### Dining Room 13'11 x 12'4 (4.24m x 3.76m)

Has feature brick fireplace with stove effect electric fire and slate tiled hearth, central heating radiator. and staircase access to first floor.

### Kitchen / Breakfast Room 14'6 x 12'9 (4.42m x 3.89m)

(L shape) Has a range of fitted base units, marble surfaces, stainless steel sink unit and work surfaces, built under electric oven, gas hob, tiled splash backs, central heating radiator. tiled floor, Velux roof lights and French doors leading onto the rear courtyard.

### Utility 6'7 x 5'0 (2.01m x 1.52m)

Has a range of fitted wall and base units, laminate work surfaces, Belfast sink, tiled splashbacks, plumbing for automatic washing machine and tiled floor.

## First Floor

### Landing

Has loft access.

### Bedroom 1 13'11 x 9'6 (4.24m x 2.90m)

Has central heating radiator.

### Bedroom 2 12'11 x 7'9 (3.94m x 2.36m)

Has central heating radiator.

### Bedroom 3 9'9 x 7'10 (2.97m x 2.39m)

Has central heating radiator and built in storage cupboard.

### Bathroom WC

Has white suite comprising; panelled bath with mixer tap, hand wash basin, WC, tiled splash backs, central heating radiator. and laminate flooring.

### Exterior

Has enclosed rear courtyard.

### Solar Panels

There are solar panels to the roof of the property that are owned outright by the present owner and provide feed in tariff payments and will be transferred to the buyer on completion of a sale.

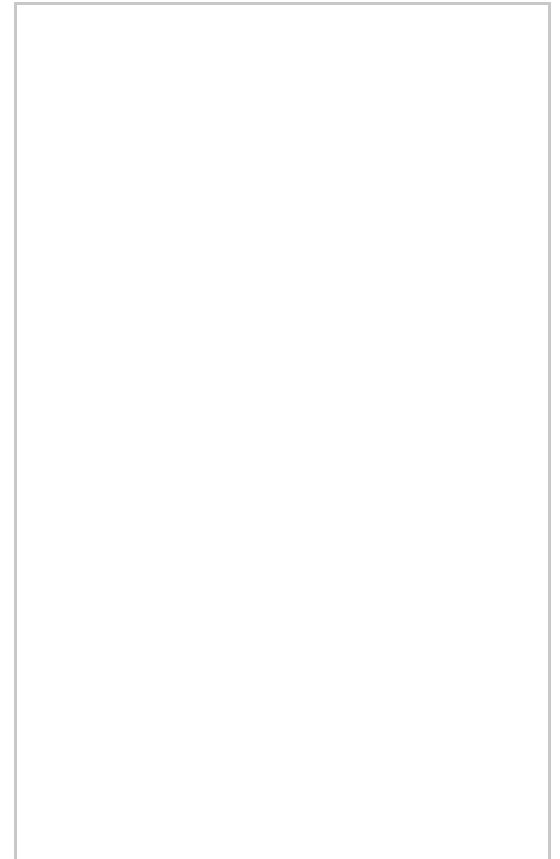
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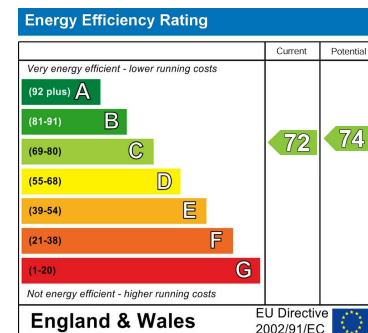
## Area Map



## Floor Plans



## Energy Efficiency Graph



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1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

Tel: 01740 657777 Email: donna@peterclarkpropertyservices.co.uk <https://www.peterclarkpropertyservices.co.uk>