

**51 Arthur Street, Chilton, DL17 0PZ**

**£42,950**

INVESTMENT OPPORTUNITY an ideal opportunity to purchase this three bedroom mid-terraced property in Chilton, close to local schools and shops. The property benefits from gas central heating, double glazing, fitted kitchen, coloured bathroom suite and enclosed rear courtyard. The property does require some refurbishment but would make a very good rental property. Priced to sell.

## Ground Floor

### Entrance Hall

Has UPVC entrance door and central heating radiator.

### Lounge/Dining Room 24'4 x 11'6 (7.42m x 3.51m)



Has laminate flooring and feature fireplace with living flame gas fire.

### Kitchen 12'9 x 5'9 (3.89m x 1.75m)



Has a range of fitted wall and base units, inset stainless steel sink unit with mixer tap, laminate work surfaces and plumbing for automatic washing machine.

### Rear Lobby

Has UPVC entrance door.

## Downstairs Bathroom/WC



Has coloured suite comprising: panel bath, hand wash basin, WC and central heating radiator.

## First Floor

### Bedroom 1 14'0 x 13'0 (4.27m x 3.96m)



Has central heating radiator and wall mounted combination gas boiler.

### Bedroom 2 13'0 x 7'7 (3.96m x 2.31m)



Has central heating radiator.

### Bedroom 3 6'0 x 10'2 (1.83m x 3.10m)



Has central heating radiator.

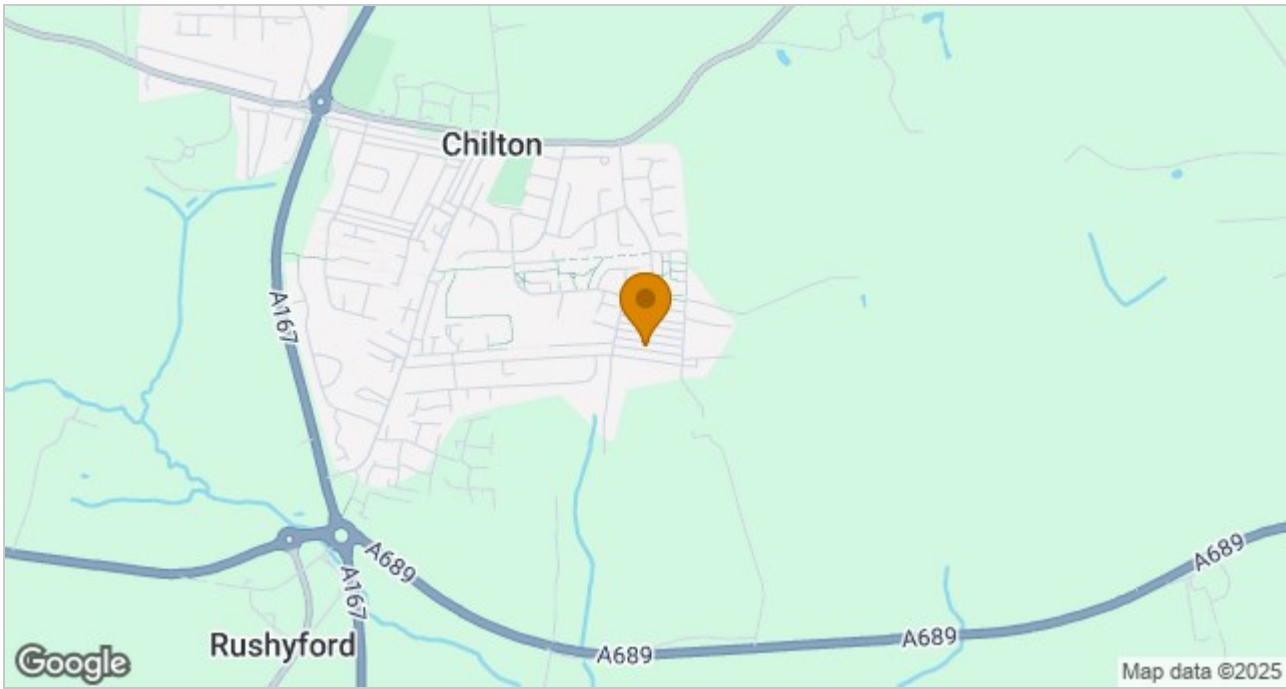
### Exterior

Has enclosed rear courtyard.

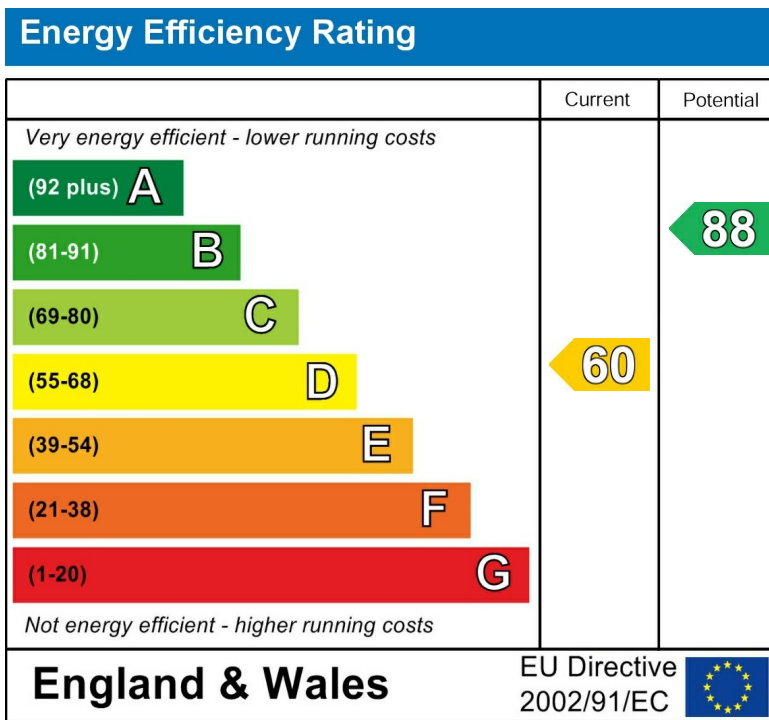
### Disclaimer

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## Area Map



## Energy Efficiency Graph



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