



## 36 Lyndhurst Road

Chilton, Ferryhill, DL17 0PN

£70,000



**\*PUBLIC NOTICE\***

Address: 36 Lyndhurst Road, Chilton, Co Durham DL17 0PN

We are acting in the sale of the above property and have received an offer of £78,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 25/03/26

We are pleased to offer to the market this two bedroom semi-detached property in Chilton, close to local schools and shops. The property benefits from gas central heating double glazing, fitted kitchen, white family bathroom suite, gardens to both front and rear with the potential of off road parking at the front via double access gates. The property is sold as seen with no onward chain.



## Ground Floor

### Entrance Porch

Has UPVC entrance door, central heating radiator and tiled floor.

### Lounge 18'2 x 12'0 (5.54m x 3.66m)

Has bow window, laminate flooring, coved ceiling, central heating radiator and feature fire surround with gas fire and spindle staircase leading to the first floor.

### Kitchen / Dining Room 10'5 x 18'2 (3.18m x 5.54m)

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built in electric oven and hob, plumbing for automatic washing machine, coved ceiling, tiled floor, central heating radiator and UPVC entrance door.

### Rear Sun Room 5'10 x 7'2 (1.78m x 2.18m)

Has tiled floor, central heating radiator and UPVC french doors opening out onto rear garden.

### First Floor Landing

Has spindle stairhead.

### Bedroom 1 18'3 x 9'4 (5.56m x 2.84m)

Has coved ceiling, built in fitted wardrobes, laminate flooring and central heating radiator.

### Bedroom 2 10'5 x 9'2 (3.18m x 2.79m)

Has coved ceiling, built in wardrobe and central heating radiator.

### Bathroom WC

Has white suite comprising, corner shower cubicle with electric shower, corner spa bath, WC, hand wash basin, chrome heated towel radiator, tiled walls and tiled floor.

### Exterior

Has enclosed front garden laid to lawn, and enclosed rear garden with patio area and lawn with garden shed

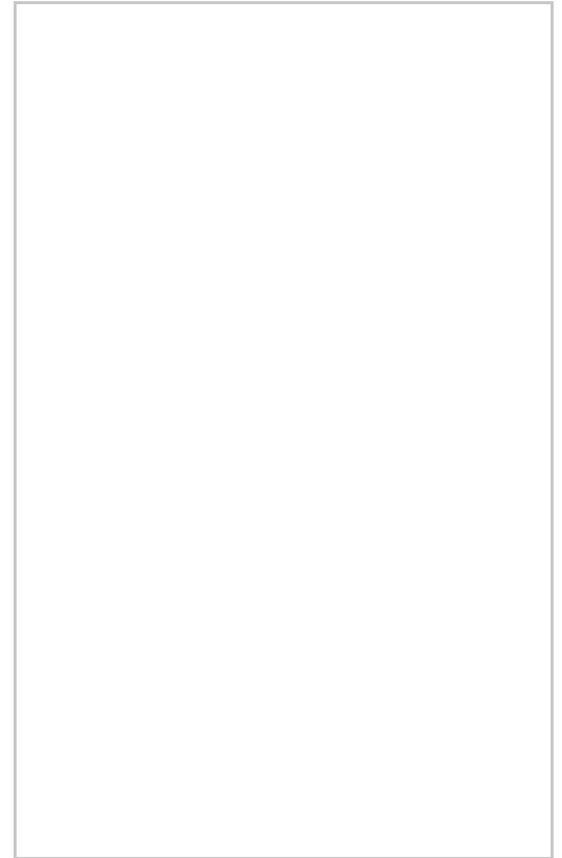
### Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

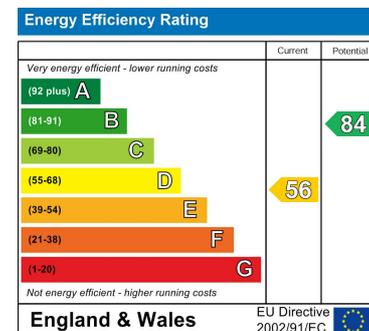
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.