

Peter Clark

Property Services Ltd.



13 The Pentlands, Chilton, DL17 0QJ

£119,950

Viewing is essential for this stunning two bedroomed semi-detached house in this most pleasant location. The property has been maintained in excellent decorative and benefits from gas central heating, double glazing, a pleasant lounge, attractive well fitted kitchen with integrated appliances, a large conservatory, two good bedrooms with master having staircase access to loft area with Velux roof light modern white bathroom and a lovely private garden to the rear. Ideal for first time buyers the property should be viewed internally to be appreciated.

Ground Floor

Entrance

Has composite entrance door, laminate flooring and spindle staircase leading to first floor.

Lounge 10'9 x 19'8 (3.28m x 5.99m)



Has bayed window, laminate flooring, coved ceiling, central heating radiator, contemporary feature fireplace with electric fire and UPVC doors leading into the conservatory.

Conservatory



Has laminate flooring and UPVC French doors leading out onto rear garden.

Kitchen 11'7 x 7'7 (3.53m x 2.31m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in double oven with gas hob and stainless steel extractor canopy, laminate flooring and central heating radiator.

Utility 10'1 x 9'2 (3.07m x 2.79m)



Has coved ceiling, a range of fitted wall and base units, laminate work surfaces, plumbing for automatic washing machine and laminate flooring.

First Floor

Bedroom 1 10'9 x 10'1 (3.28m x 3.07m)



Has coved ceiling and central heating radiator.

Bedroom 2 13'8 x 9'6 (4.17m x 2.90m)



Has coved ceiling, central heating radiator and staircase leading to loft space with Velux roof light.

Bathroom WC



He white suite comprising: corner shower cubicle with mains shower, vanity unit with hand wash basin and WC, central heating towel radiator, tiled walls and tiled floor.

Exterior



Has front garden laid to lawn and block paved enclosed rear garden.


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



Energy Efficiency Graph

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

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.