



9 Beech Avenue, Chilton  
Ferryhill



In Excess of £120,000





## 9 Beech Avenue

Chilton, Ferryhill

Located in a desirable area, this beautifully refurbished three-bedroom mid-terraced house offers a perfect combination of modern style and comfortable living.

Thoughtfully renovated, the property features a spacious layout with a stunning kitchen/diner, complete with integrated appliances, including a dishwasher, washing machine, oven and hob, and fridge/freezer—ideal for those who enjoy cooking and entertaining. The well-proportioned bedrooms provide plenty of space for relaxation, while the contemporary bathroom adds a touch of luxury.

Externally : The low maintenance rear garden provides an inviting space to unwind or entertain. Whether you envision a peaceful retreat or a vibrant alfresco dining area, the outdoor space offers endless possibilities to create your ideal setting. Situated within easy reach of local amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Fully Refurbished Spacious Three Bedroom Property
- Beautiful Kitchen/Diner with Integrated Dishwasher, Washing Machine, Oven & Hob, Fridge/Freezer
- Spacious Bedrooms
- Modern Bathroom
- Energy Performance Certificate: C



#### Hallway

23'7" x 6'0" (7.19 x 1.83 m)

#### Lounge

11'8" x 12'10" (3.57 x 3.92 m)

#### Kitchen/Diner

11'6" x 12'11" (3.52 x 3.95 m)

#### Bathroom

5'7" x 8'7" (1.7 x 2.62 m)

#### Landing

8'4" x 6'0" (2.55 x 1.85 m)

#### Bedroom 1

11'9" x 9'11" (3.58 x 3.03 m)

#### Bedroom 2

11'5" x 10'4" (3.49 x 3.16 m)

#### Bedroom 3

8'9" x 9'0" (2.68 x 2.76 m)

#### Bathroom

5'7" x 8'7" (1.7 x 2.62 m)

#### Storage

4'9" x 2'11" (1.46 x 0.90 m)







FRONT GARDEN

REAR GARDEN

OFF STREET

2 Parking Spaces

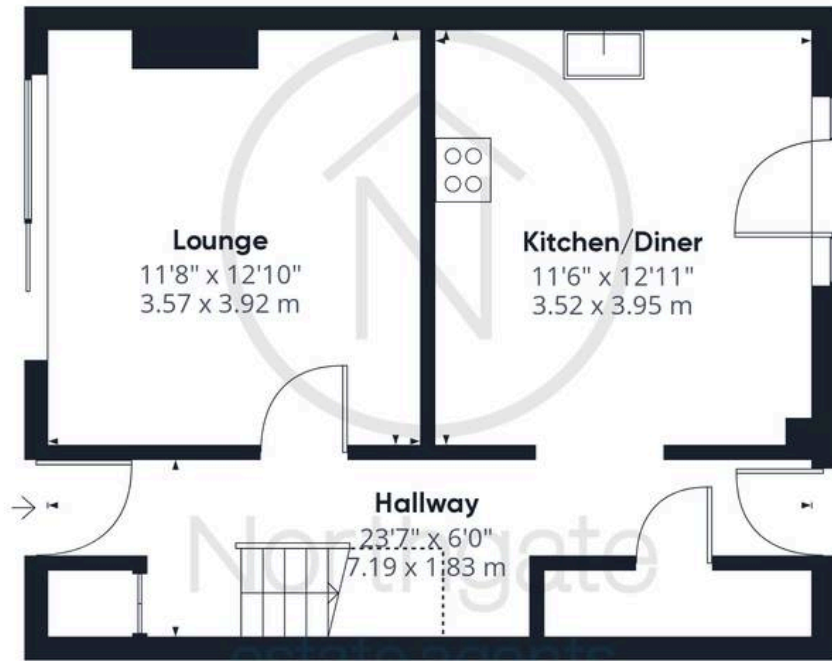












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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**Approximate total area<sup>(1)</sup>**

862.09 ft<sup>2</sup>  
80.09 m<sup>2</sup>

**Reduced headroom**

12.43 ft<sup>2</sup>  
1.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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