



Opal Avenue, Chilton  
Ferryhill



Offers in Region of £110,000





## Opal Avenue

Chilton, Ferryhill

### **Two-Bedroom Semi-Detached Home with Off-Street Parking**

This well-presented family home is located in a quiet yet popular residential area, conveniently situated close to a range of local amenities, transport links, and major road networks.

The ground floor features a spacious lounge with a cosy log burner and patio doors that open out to the rear garden. The well-equipped fitted kitchen offers ample cupboard space and leads into an additional room, currently used as a store.

Upstairs, the property boasts two double bedrooms and a modernised family bathroom.

Externally, the low-maintenance rear garden provides an ideal space for families to relax and enjoy outdoor living.

- Two double bedrooms
- Modern family bathroom
- Close to transport links
- Driveway
- Energy Performance Certificate: C





#### Hallway

5'10" x 7'8" (1.79m x 2.35m)

#### Lounge/Diner

9'0" x 19'6" (2.76m x 5.97m)

#### Kitchen

7'6" x 11'7" (2.30m x 3.53m)

#### Store Room

9'0" x 10'2" (2.75m x 3.10m)

#### Rear Hallway

2'9" x 7'1" (0.85m x 2.17m)

#### Landing

5'10" x 4'1" (1.79m x 1.25m)

#### Bedroom 1

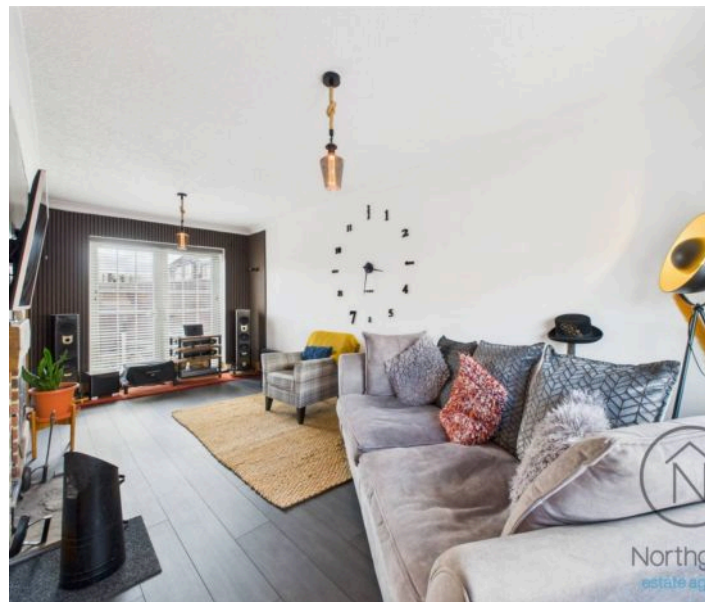
13'10" x 9'3" (4.22m x 2.84m)

#### Bedroom 2

7'9" x 10'1" (2.37m x 3.08m)

#### Bathroom

8'9" x 5'3" (2.69m x 1.61m)







## FRONT GARDEN

## REAR GARDEN

### Driveway

2 Parking Spaces

Please note: The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

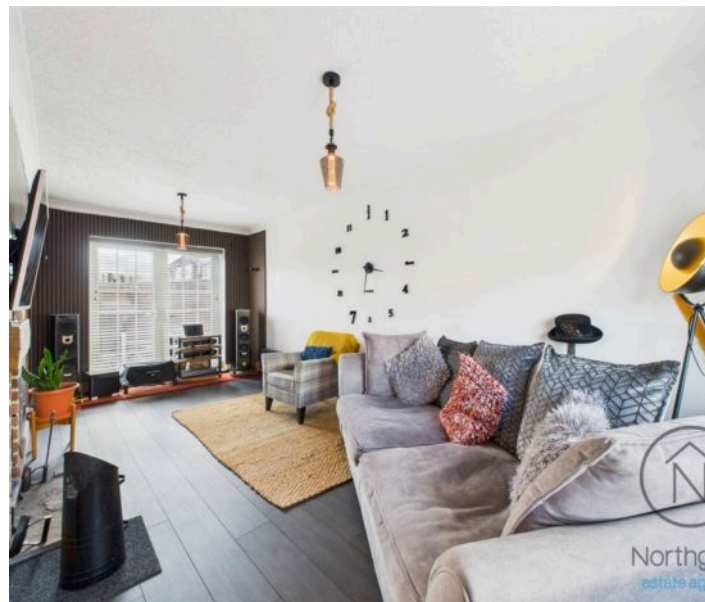
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

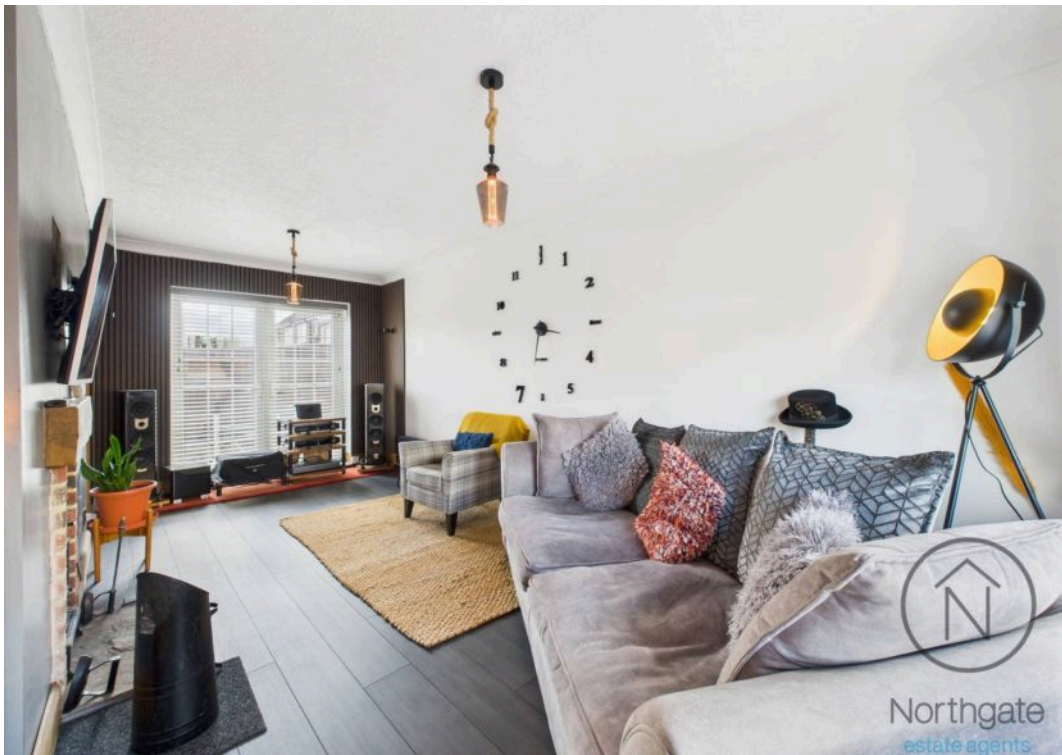
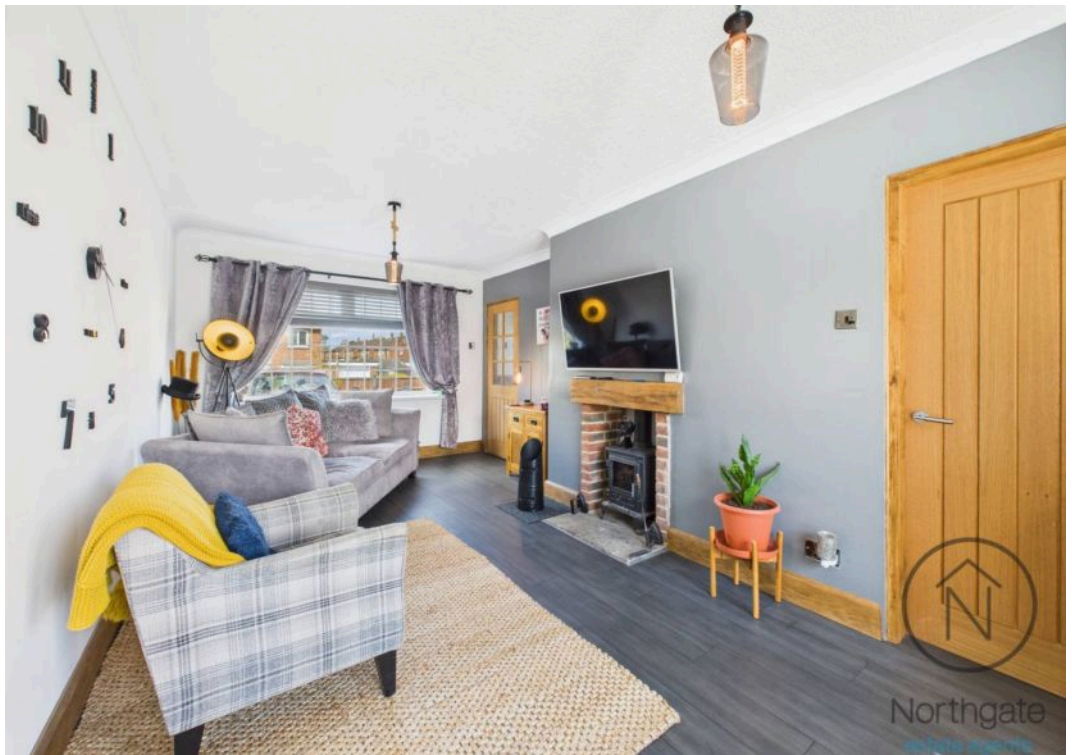
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Council Tax band: A

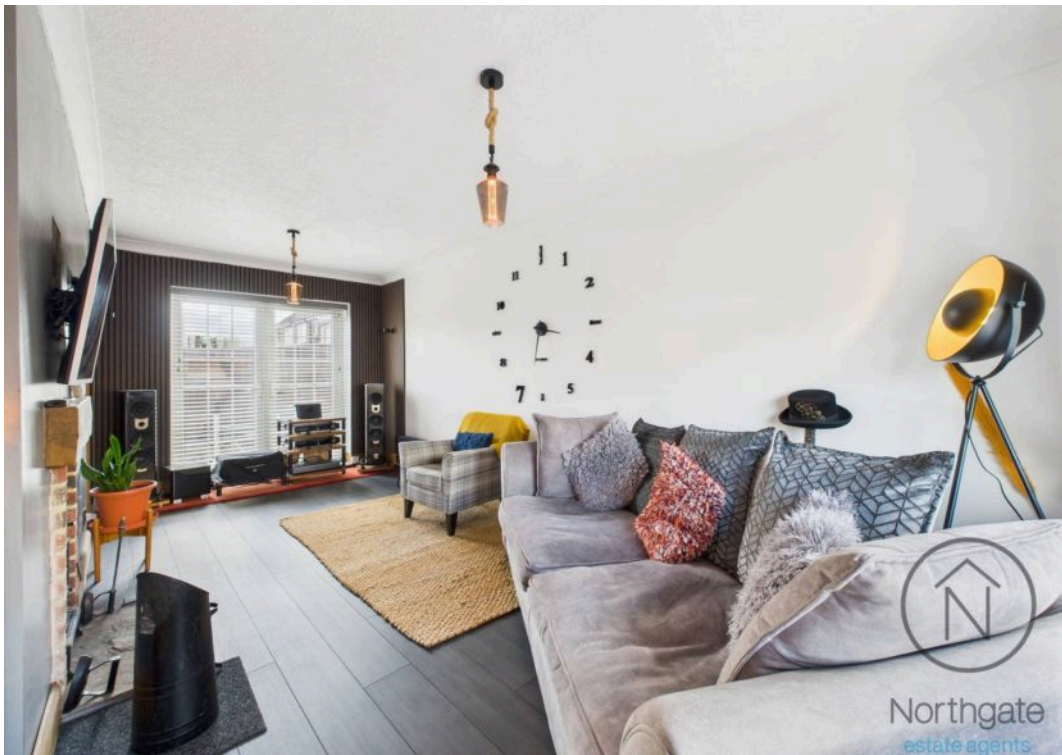
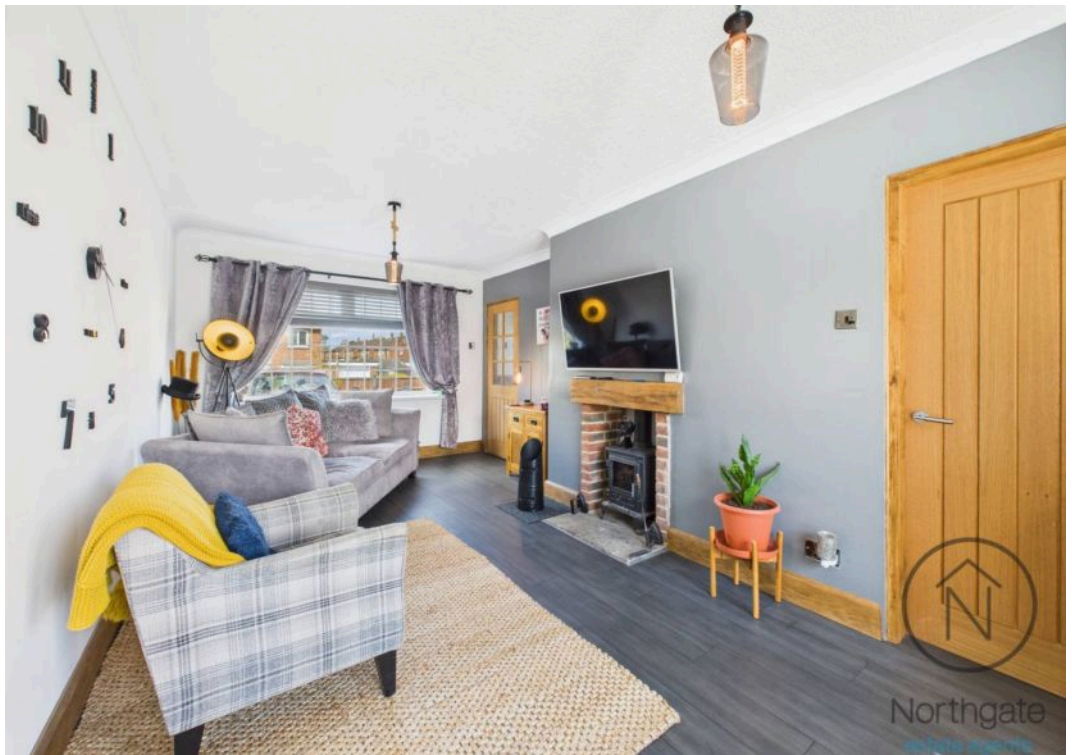
Tenure: Freehold



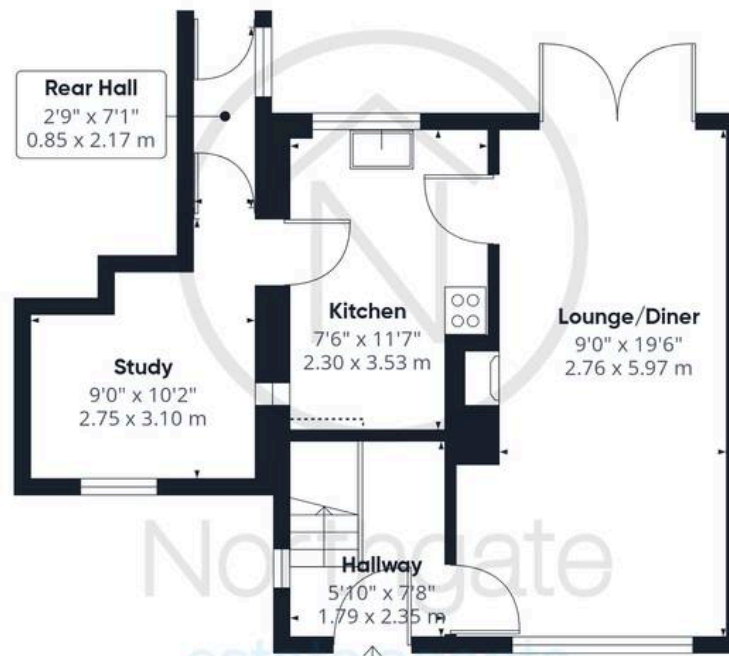












Ground Floor



Floor 1



Northgate  
estate agents

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

716 ft<sup>2</sup>

66.6 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Northgate - County Durham

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