



Opal Avenue, Chilton
Ferryhill



Offers Over £95,000



10 Opal Avenue

Chilton, Ferryhill

A spacious and well-presented semi-detached home offering two double bedrooms, a versatile attic/loft, and gardens to both the front and rear. Situated in a quiet village location, the property is ideally placed for easy access to the A1(M) and A167, providing excellent transport links to Durham City, Newcastle, and beyond.

The accommodation comprises an entrance hall, a bright and airy dual-aspect lounge/diner, and a well-proportioned kitchen on the ground floor. To the first floor are two generously sized double bedrooms and a modern bathroom. The loft, accessed via a staircase from the main bedroom, provides an ideal space for wardrobe storage or general use.

Externally, the property features an enclosed rear garden with timber decking and lawn, offering an area to relax or entertain. To the front is an open-plan lawned garden that enhances the home's welcoming feel.

This well-cared-for property is ready to move into and would suit a variety of buyers.

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 the essential documentation upfront 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



Hallway

5'9" x 7'6" (1.77m x 2.)

Lounge/Diner

10'9" x 19'6" (3.29m x 5.97m)

Kitchen

7'5" x 11'9" (2.27m x 3.60m)

Landing

5'9" x 4'1" (1.78m x 1.26m)

Bedroom 1

16'11" x 9'4" (5.16m x 2.85m)

Bedroom 2

10'6" x 10'0" (3.23m x 3.05m)

Bathroom

6'1" x 5'5" (1.88m x 1.67m)

Attic

17'2" x 8'4" (5.25m x 2.56m)

Outbuilding

6'4" x 7'10" (1.95m x 2.40m)



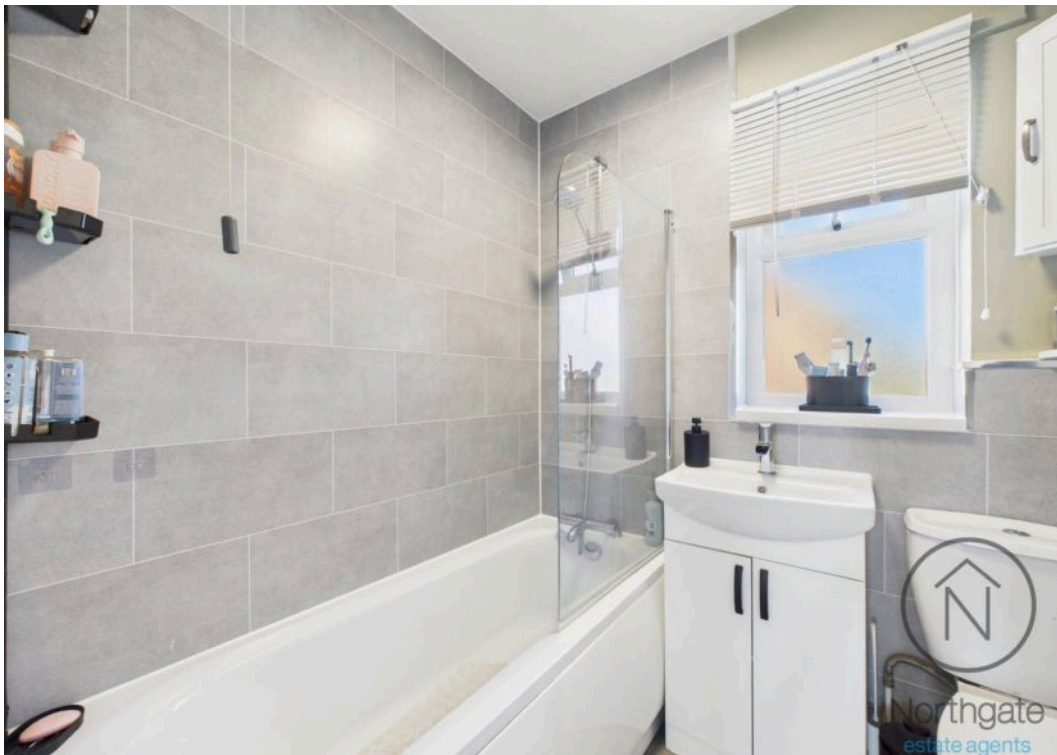


FRONT GARDEN

REAR GARDEN





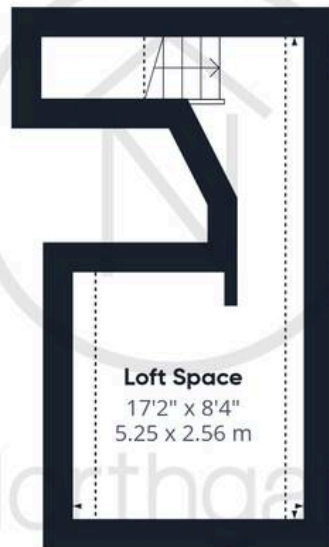




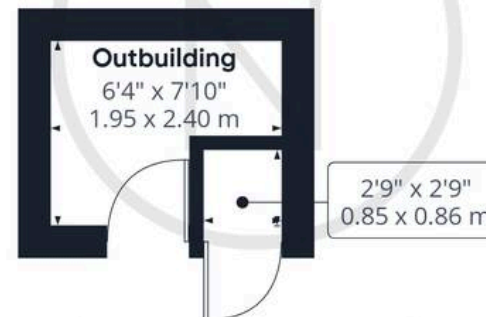
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

778 ft²

72.2 m²

Reduced headroom

30 ft²

2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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