



21 Rawlinson Close, Chilton
Ferryhill



Offers in Region of £150,000



Rawlinson Close

Chilton, Ferryhill

Immaculately presented three-bedroom semi-detached family home, situated on a popular modern development in Chilton, built by Gleeson Homes. The property occupies an excellent location with **superb transport links via the A167 and A1(M)**, making it an ideal choice for commuters. Both **Durham and Darlington can be reached in approximately 20 minutes by car**, with convenient access north and south for wider travel across the region. The accommodation briefly comprises a welcoming entrance hall, a modern fitted kitchen/dining room perfect for family life and entertaining, a living room with patio doors opening onto the rear garden, and a convenient ground floor WC.

To the first floor, the landing leads to **three well-proportioned bedrooms** and a contemporary family bathroom.

Further benefits include **gas central heating** and **uPVC double glazing throughout**, providing comfort and energy efficiency.

Externally, the home features a low-maintenance front garden and a **double-length driveway** offering ample off-road parking. To the rear is a **private, enclosed garden** with a decked seating area and lawn, creating an ideal space for outdoor dining, entertaining or family enjoyment.



Beautifully maintained and ready to move straight into, this attractive home is likely to appeal to first-time buyers, young families and those looking to upsize or downsize. Early viewing is highly recommended.

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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

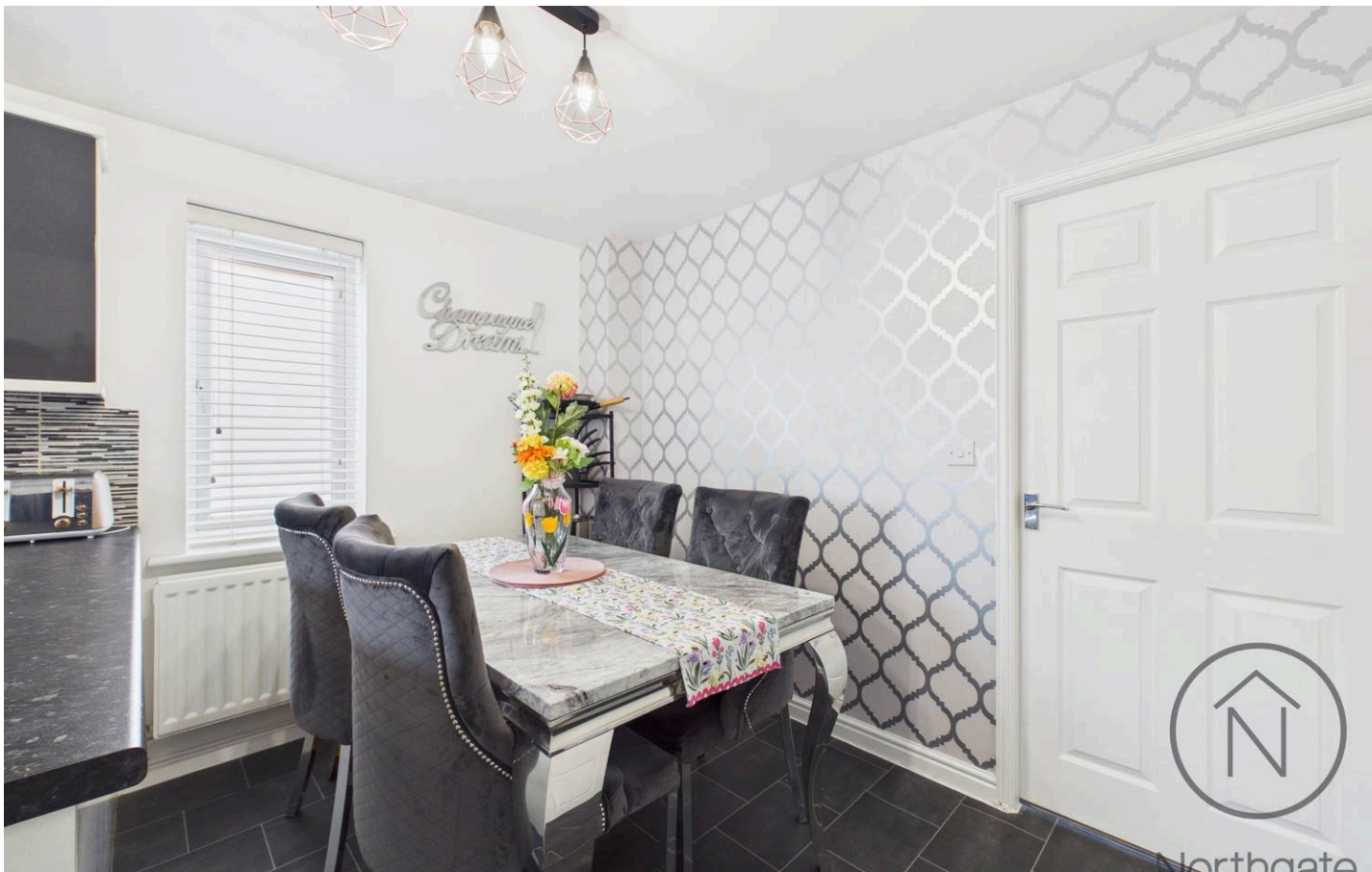
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: B

Tenure: Freehold

- Three bedroom semi detached family home
- Entrance hall, Kitchen / dining room
- Ground floor WC.
- Family bathroom
- Gardens front and rear, Double length drive
- Energy Efficiency Rating: B





Hallway

5' 7" x 5' 7" (1.71m x 1.71m)

Kitchen / diner

16' 3" x 10' 2" (4.96m x 3.11m)

Lounge

Wc

5' 6" x 3' 2" (1.67m x 0.97m)

Landing

9' 6" x 6' 1" (2.89m x 1.86m)

Bedroom 1

13' 10" x 8' 3" (4.21m x 2.52m)

Bedroom 2

12' 6" x 7' 3" (3.81m x 2.22m)

Bedroom 3

9' 1" x 6' 2" (2.76m x 1.88m)

Bathroom

7' 3" x 6' 1" (2.22m x 1.86m)

Rear Garden

Front Garden

DRIVEWAY

2 Parking Spaces

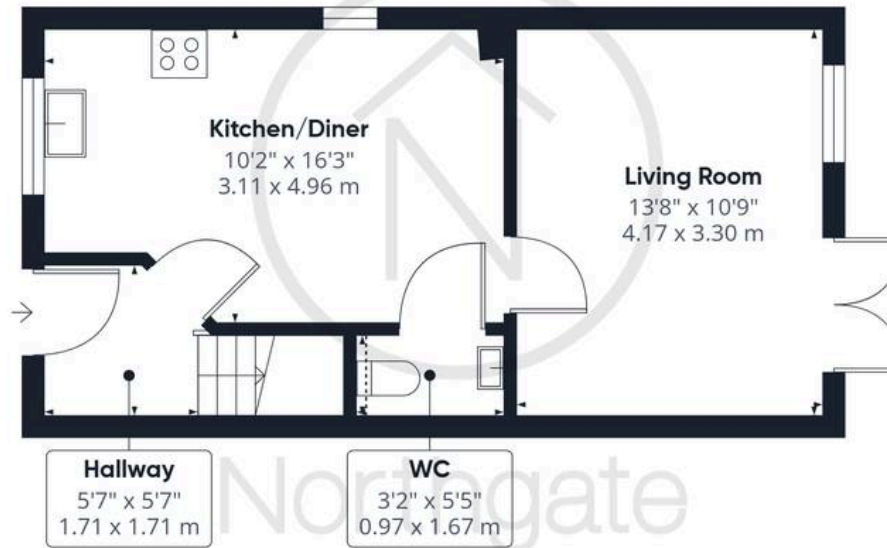








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Approximate total area⁽¹⁾

715 ft²

66.4 m²

Reduced headroom

1 ft²

0.1 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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