



Located on Shelley Terrace in Chilton, this end-of-terrace property sits on a very generous plot with potential for further development, subject to planning permission (STNPP). The property presents an exciting opportunity for both homebuyers and developers, with the possibility of accommodating a single additional dwelling, offering great investment potential.

Inside, the house features a well-equipped fitted kitchen, complemented by a utility area and a convenient downstairs WC. The spacious lounge provides a comfortable area for relaxation and entertaining. Upstairs, you'll find two good-sized double bedrooms, each offering ample space and natural light. The family bathroom is well-appointed, providing a modern and functional space for everyday use. Additionally, the property boasts an attic room that could serve as a home office, extra bedroom, or versatile storage space.

The property is equipped with double glazing throughout, ensuring energy efficiency and a comfortable living environment. A gas central heating system further adds to the convenience and warmth of the home. Externally, the generous plot provides an expansive outdoor space, perfect for gardening, outdoor activities, or potential development. This property is a fantastic opportunity in a well-connected area of Chilton, offering both comfortable living and

**Shelley Terrace, Ferryhill, DL17 0PR**

**2 Bedroom - House - End Terrace**

**Offers Over £130,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: A**



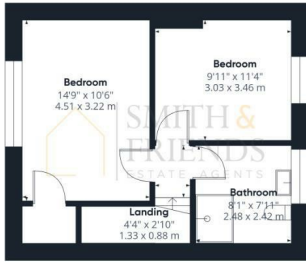
**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Shelley Terrace, Ferryhill, DL17 0PR



Ground Floor

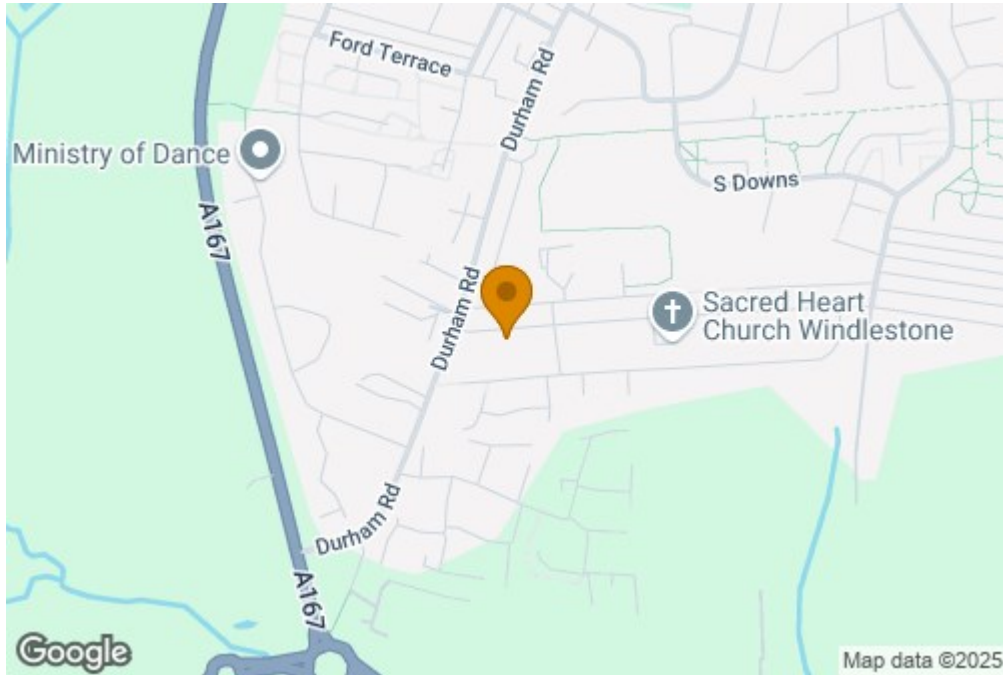


Floor 1

Approximate total area<sup>①</sup>  
826.45 ft<sup>2</sup>  
76.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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.  
GIRAFFE 360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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