



Laurel Avenue, Gilesgate, DH1 2EY  
3 Bed - House - Semi-Detached  
O.I.R.O £124,950

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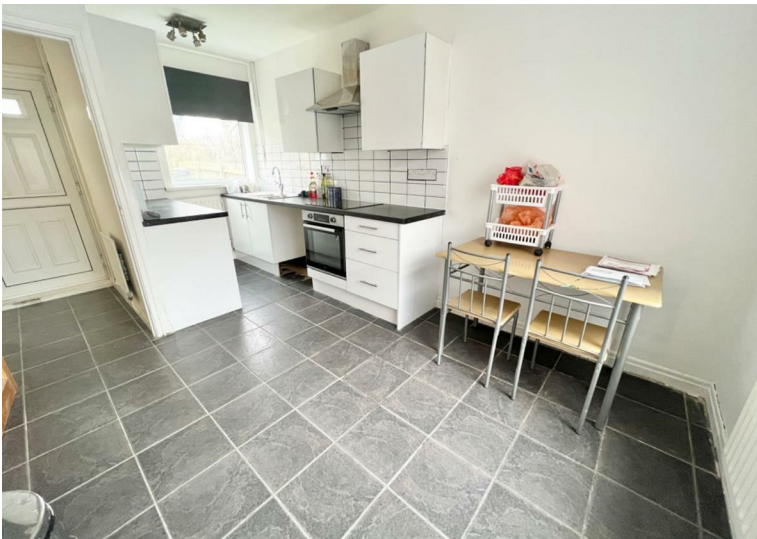


**No Upper Chain \*\* Ideal Investment Buy-to-Let \*\* First Buy or Family Home \*\* Gardens & Possible Parking \*\* Double Glazing & GCH Via Combination Boiler \*\* Walking Distance to Durham City \*\* Good Local Amenities & Road Links \*\* Modern Kitchen & Bathroom \*\***

The layout of the property includes the following: an entrance, a spacious lounge with front and rear windows providing plenty of natural light, a modern fitted kitchen-diner, and a rear lobby on the ground floor. Upstairs, you'll find three bedrooms and a bathroom/WC with a modern white suite and over bath shower. The property is ideally situated with front and rear gardens and the potential for off street parking.

Gilesgate is a very popular village being perfectly situated for walking into Durham City and the riverside. Positioned approximately one mile from the train station and on the doorstep of the A690 which provides access to the A1(M) makes the area ideal for the commuter. Local amenities include shops, convenience store, public house and take away restaurants as well as a number of popular schools. There is a retail park a short distance away, with ample shops and a supermarket, additional amenities and facilities can be found within Durham City centre.

**Council Tax Band A - Approx £1544 pa  
Tenure - Freehold  
EPC rating C**



## GROUND FLOOR

### Entrance

### Lounge

15'10 x 11'1 (4.83m x 3.38m)



### Kitchen Diner

16' x 9'2 (4.88m x 2.79m)



### Rear Lobby

## FIRST FLOOR

### Bedroom

15'11 x 8'2 (4.85m x 2.49m)



### Bedroom

8'5 x 8'3 (2.57m x 2.51m)

### Bedroom

8'4 x 7' (2.54m x 2.13m)

### Bathroom/WC

6'1 x 5'8 (1.85m x 1.73m)

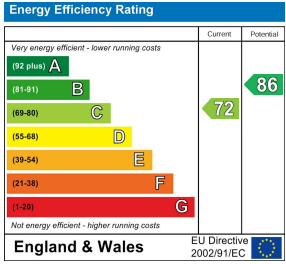












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