



Bradford Crescent, Gilesgate, DH1 1ER  
2 Bed - House - Semi-Detached  
£140,000

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# Bradford Crescent Gilesgate, DH1 1ER

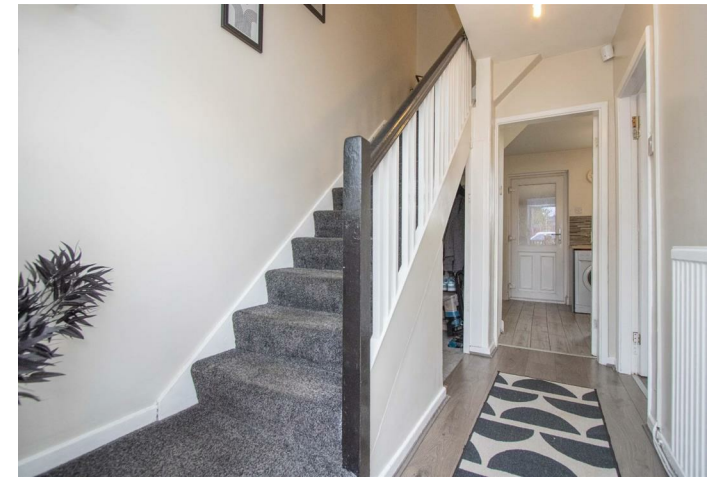
Superb First Buy, Family or Investment Property \*\* Early Viewing Advised \*\* Walking Distance to City \*\* Well Presented & Upgraded \*\* Modern Fitted Kitchen & Shower Room/WC \*\* Large Garden \*\* Spacious Floor Plan \*\*

The floor plan comprises: entrance hallway, lounge and dining room with French doors to the rear garden, modern kitchen and rear utility/store area. The first floor has two good size bedrooms and Shower room/WC. Outside, the property occupies a pleasant position with generous enclosed rear garden.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

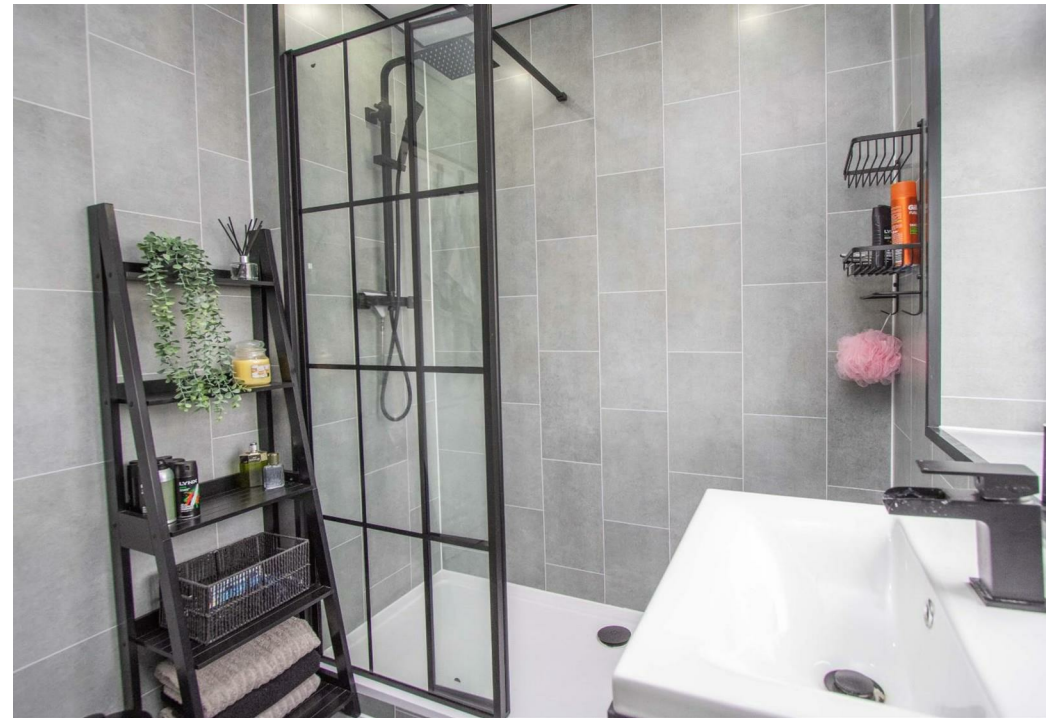
Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.











## GROUND FLOOR

### Hallway

### Lounge

19'10 x 9'10 (6.05m x 3.00m)

### Dining Area

9'0 x 6'11 (2.74m x 2.11m)

### Kitchen

8'6 x 13'2 (2.59m x 4.01m)

### Utility/Store Area

## FIRST FLOOR

### Bedroom

9'2 x 16'7 (2.79m x 5.05m)

### Bedroom

9'11 x 9'5 (3.02m x 2.87m)

### Shower Room/WC

6'10 x 6'0 (2.08m x 1.83m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: TBC

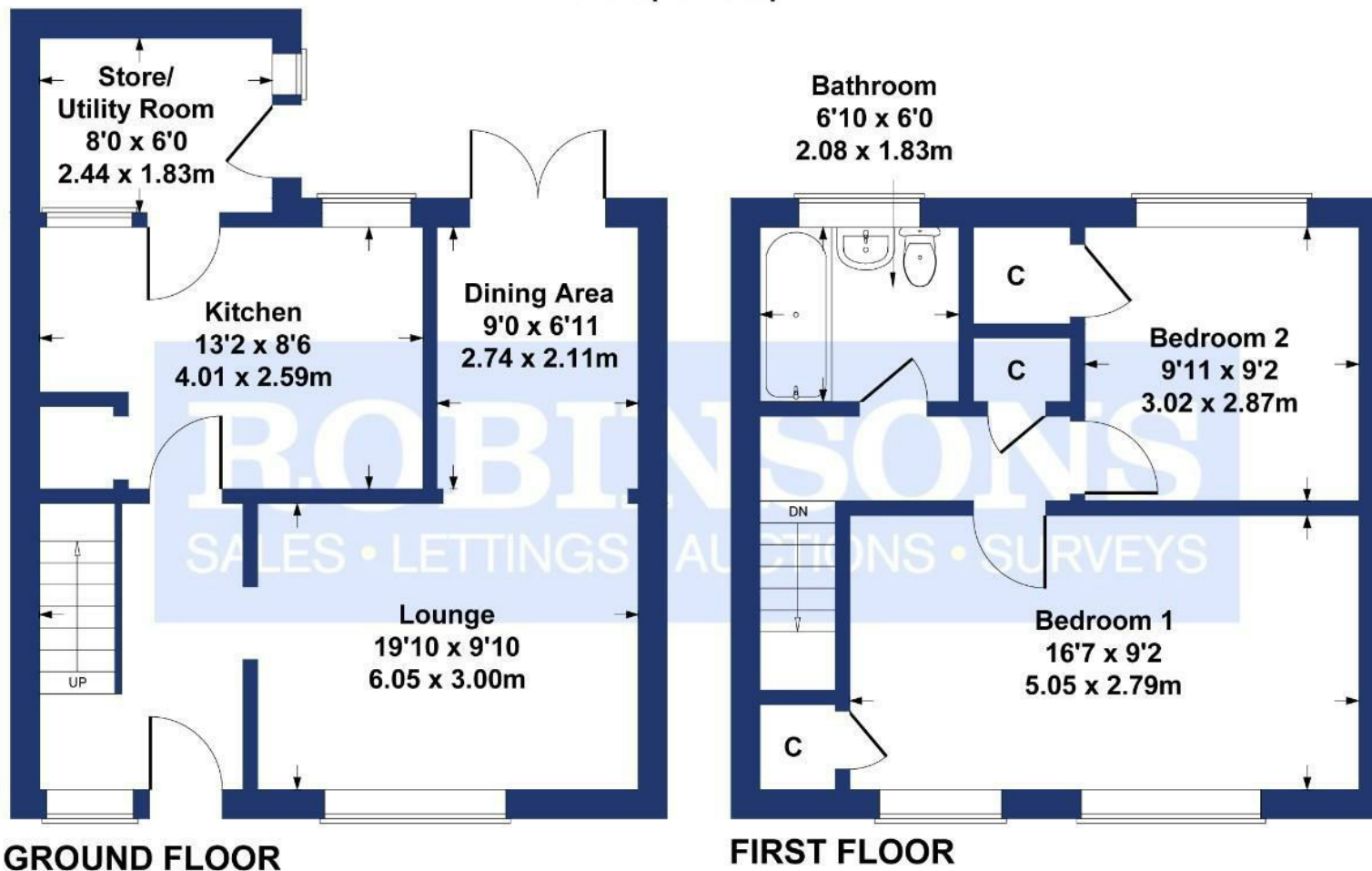


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Bradford Crescent

Approximate Gross Internal Area

848 sq ft - 79 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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