



Willowtree Avenue, Gilesgate, DH1 1EB  
3 Bed - House - Semi-Detached  
Starting Bid £129,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Willowtree Avenue Gilesgate, DH1 1EB

Auction Sale \*\* Very Popular Location \*\* No Chain \*\* Great Potential For a Variety of Buyers \*\*  
GCH Via Combi \*\* Double Glazing \*\* Parking & Gardens \*\* Extended Floor Plan \*\* Two  
Bathrooms \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance porch, lounge, dining room with patio doors to the rear garden, kitchen, rear porch, large utility room or additional reception area, and a shower room/WC. The first floor has three bedrooms and shower room with separate WC. Outside the property occupies a generous plot with good potential to extend, subject to the usual consents. There are gardens and parking.

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £129,995 \* Buyers Premium applies please see full details for information \*

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

### Porch

### Dining Room

15'11 x 9'02 (4.85m x 2.79m)

### Lounge

15'07 x 13'11 (4.75m x 4.24m)

### Kitchen

13'0 x 6'10 (3.96m x 2.08m)

### Rear Porch

### Utility Room / Additional Reception

12'03 x 7'03 (3.73m x 2.21m)

### Shower Room

7'03 x 3'11 (2.21m x 1.19m)

## FIRST FLOOR

### Bedroom

10'08 x 8'08 (3.25m x 2.64m)

### Bedroom

7'06 x 6'05 (2.29m x 1.96m)

### Bedroom

12'05 x 7'06 (3.78m x 2.29m)

### Shower Room

5'08 x 4'09 (1.73m x 1.45m)

### WC

5'08 x 2'05 (1.73m x 0.74m)

### Auction Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: D

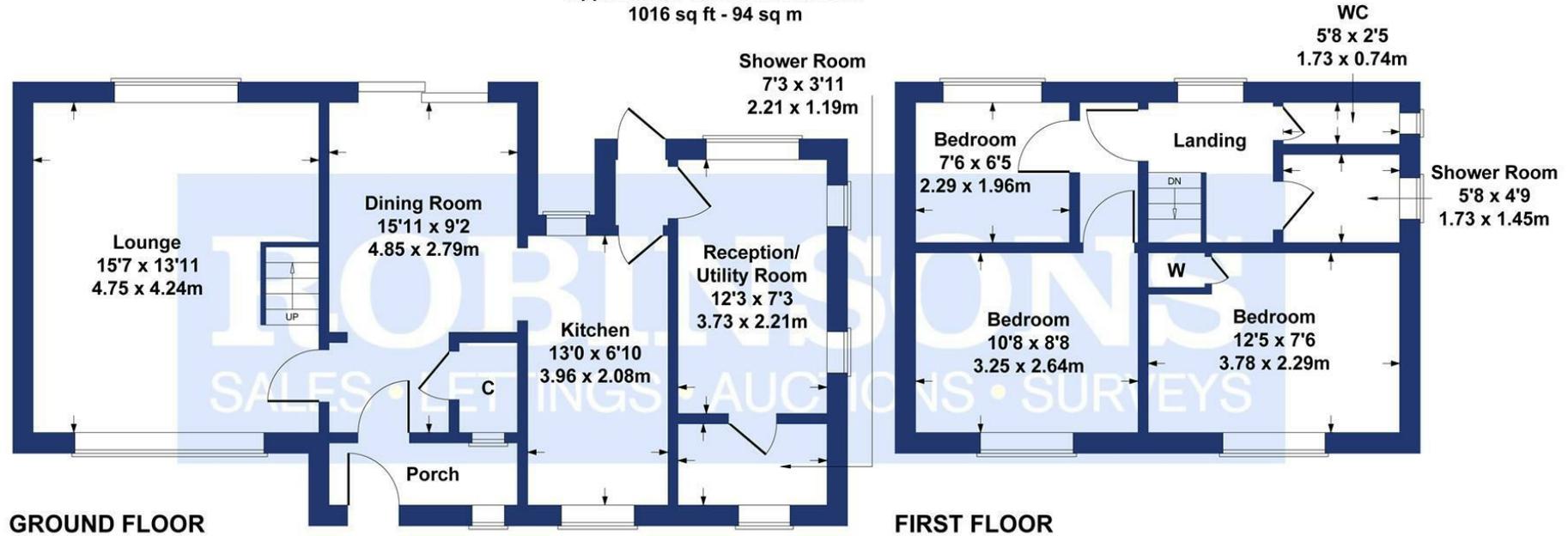
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	58	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Willowtree Avenue

Approximate Gross Internal Area  
1016 sq ft - 94 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

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



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