



**Laurel Avenue, Gilesgate, DH1 2EZ**  
**3 Bed - House - Semi-Detached**  
**Offers Over £125,000**

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No Upper Chain \*\* Popular Location Within Easy Reach of City Centre \*\* Ideal First Buy, Family Home or Investment \*\* Good Rental Returns \*\* Gardens \*\* Double Glazing & GCH \*\* Good Local Amenities & Road Links \*\*

The floor plan comprises; entrance hall, full length lounge, spacious kitchen dining room, rear lobby and downstairs WC. The first floor has three bedrooms and bathroom/WC. Outside, the property is accessed via a shared pathway leading to the front and rear gardens. The front offers potential parking.

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

### Entrance

### Lounge

15'11 x 11'1 (4.85m x 3.38m)

### Kitchen/Dining Room

15'11 x 9'3 (4.85m x 2.82m)

### Ground Floor WC

## FIRST FLOOR

### Landing

### Bedroom

14'1 x 11'2 (4.29m x 3.40m)

### Bedroom

13'4 x 6'11 (4.06m x 2.11m)

### Bedroom

8'9 x 8'3 (2.67m x 2.51m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: E

**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.

**HMRC Compliance** requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

### Premium Conveyancing

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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.



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## Laurel Avenue

Approximate Gross Internal Area

775 sq ft - 72 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### DURHAM

1-3 Old Elvet  
DH1 3HL

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**T:** 0191 383 9994 (option1) (Lettings)  
**E:** info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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### WYNYARD

The Wynd  
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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