



Willowtree Avenue, Gilesgate, DH1 1DZ  
4 Bed - House - Detached  
O.I.R.O £360,000

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## Willowtree Avenue Gilesgate, DH1 1DZ

No Upper Chain \*\* Large Generous Plot \*\* Sunny Rear Aspect \*\* Good Further Potential \*\*  
Spacious Layout \*\* Popular & Convenient Location \*\* Must Be Viewed \*\*

Opportunities to acquire a substantial family home on an established residential estate are rare, particularly one that offers such a generous and attractive plot - which offers future potential.

The well-proportioned floor plan comprises: entrance porch, welcoming hallway, WC, and a spacious double-aspect lounge featuring a bow window to the front and French doors leading into the delightful conservatory. The conservatory enjoys pleasant views over the rear garden and opens directly onto a patio area, making it ideal for both relaxation and entertaining. The lounge flows through to a separate dining room, while the fitted kitchen is equipped with a comprehensive range of wall and base units and provides access to a useful and good sized utility room, which in turn leads out to the garden. The first floor has four good sized bedrooms, and a modern fitted shower room featuring a walk-in shower.

Externally, the property enjoys a prominent position with expansive gardens to both the front and rear, predominantly laid to lawn and enhanced by established shrubs and borders. The rear garden is particularly impressive - enclosed, well screened, and offering a high degree of privacy. A driveway provides ample off-street parking and leads to a single garage.

Willowtree Avenue is located within a popular and well-established development in Gilesgate, conveniently positioned for local shops, schools, and amenities. Durham City Centre, with its wider range of shopping and leisure facilities, lies approximately two miles away. The property is also ideally placed for commuters, situated just off the A690, which provides easy access to the A1(M) motorway interchange at Carrville, offering excellent transport links both north and south.













#### **Entrance Porch**

8'01 x 3'06 (2.46m x 1.07m)

#### **Hallway**

14'03 x 7'05 (4.34m x 2.26m)

#### **W C**

7'03 x 4'02 (2.21m x 1.27m)

#### **Lounge**

18'10 x 12'07 (5.74m x 3.84m)

#### **Conservatory**

12'0 x 11'0 (3.66m x 3.35m)

#### **Dining Room**

10'11 x 9'05 (3.33m x 2.87m)

#### **Kitchen**

10'11 x 9'01 (3.33m x 2.77m)

#### **Utility Room**

9'08 x 9'0 (2.95m x 2.74m)

#### **FIRST FLOOR**

#### **Bedroom**

11'8 x 11'0 (3.56m x 3.35m)

#### **Bedroom**

11'0 x 9'0 (3.35m x 2.74m)

#### **Bedroom**

11'0 x 10'08 (3.35m x 3.25m)

#### **Bedroom**

8'9 x 8'0 (2.67m x 2.44m)

#### **Shower Room**

7'09 x 5'06 (2.36m x 1.68m)

#### **Agents Notes**

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Property Construction – Assumed Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate – Granted.

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – none known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – conservatory

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

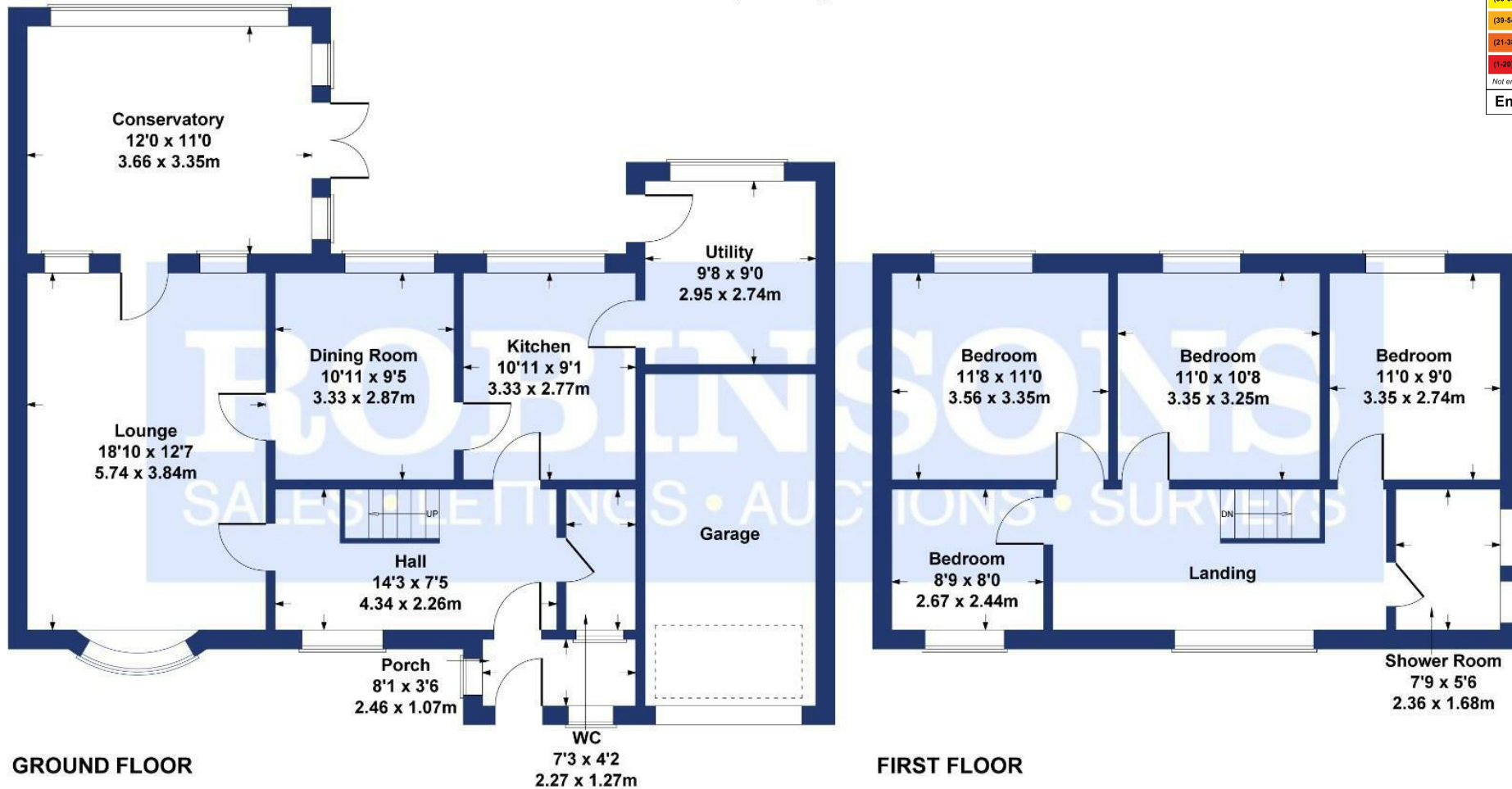
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



# Willowtree Avenue

Approximate Gross Internal Area  
1696 sq ft - 158 sq m

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



## 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. 2026

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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