



Willowtree Avenue, Gilesgate, DH1 1EA
3 Bed - House - Semi-Detached
£210,000

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Willowtree Avenue Gilesgate, DH1 1EA

Superb Family Home ** Extended, Versatile Layout ** Ample Parking & Generous Enclosed Garden ** Popular & Convenient Location ** Competitive Price ** Early Viewing Advised **

The floor plan comprises a bright and welcoming enclosed porch which opens into a central hallway leading through to a generous double-length living room, enhanced by a feature fireplace and patio doors opening directly onto the rear garden, creating a wonderful sense of light and space.

An additional reception room, cleverly converted from the original garage, offers excellent versatility and would be perfectly suited as a home office, playroom, snug or second sitting room.

To the rear, a single-storey extension has transformed the ground floor, providing an impressive dining room with UPVC patio doors that overlook and connect with the garden. The kitchen is well appointed, offering an abundance of storage and worktop space, along with room for a Range-style cooker and a selection of integrated appliances.

The first floor hosts three well-proportioned bedrooms, alongside a modern, stylish family bathroom fitted with a contemporary suite, including a separate bath and shower cubicle.

Externally, the property benefits from a block-paved driveway, a low-maintenance front garden, and a well-established and private garden to the rear, ideal for families and outdoor entertaining.

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.





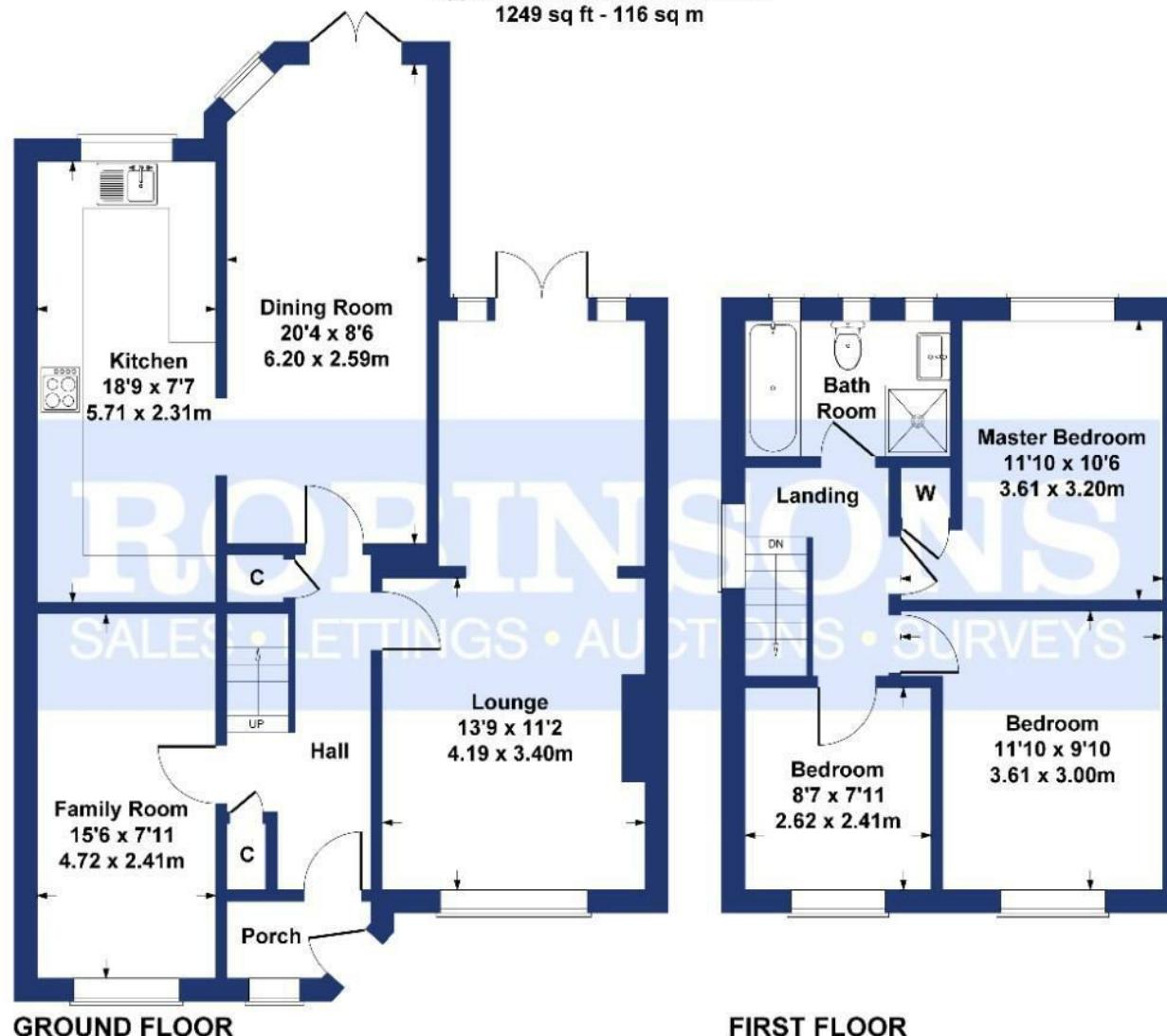




Willowtree Avenue

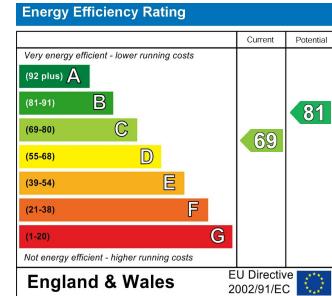
Approximate Gross Internal Area

1249 sq ft - 116 sq m



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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