

Marshall Terrace, Gilesgate, DH1 2HX
4 Bed - House - Semi-Detached
£220,000

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Marshall Terrace
Gilesgate, DH1 2HX

Fantastic Opportunity ** Semi Detached Family Home with Rear Annex ** Versatile & Extended Floor Plan ** Superbly Presented Throughout ** Walking Distance to Durham City & Local Amenities ** Private Rear Garden with Southerly Aspect ** Off Street Parking ** Double Glazing & Gas Central Heating ** Must Be Viewed to Appreciate What is on Offer **

The house floor plan comprises: inviting hallway, comfortable lounge with bay window, open plan and spacious kitchen and dining room, having space for a large table and chairs and being fitted with a lovely range of wall and base units with contrasting worktops and a range of integral appliances. The first floor has three bedrooms and large family bathroom/wc with over bath shower.

The annex, which can be accessed from the property or its own side door, comprises: entrance, open plan lounge and kitchen, double bedroom and shower room/wc.

Externally the property is well situated and has gardens to the front and rear. The front provides off street parking, whilst the rear enjoys a high degree of privacy and benefits from a southerly aspect.

Marshall Terrace has excellent access to local amenities within Gilesgate and the nearby Dragonville Retail Park. The property is within walking distance to Durham City centre and has superb road links to the A690 and A1(M) for commuting.

** Note - Images are prior to the current tenancy around 2023 **































Main House

Ground Floor

Entrance Porch

Inviting Hallway

Lounge
11'06 x 11'04 (3.51m x 3.45m)

Dining Area
13'09 x 11'01 (4.19m x 3.38m)

Kitchen
9'03 x 8'11 (2.82m x 2.72m)

First Floor

Bedroom
12'10 x 10'03 (3.91m x 3.12m)

Bedroom
12'10 x 11'06 (3.91m x 3.51m)

Bedroom
9'04 x 7'04 (2.84m x 2.24m)

Bathroom/WC
9'03 x 7'05 (2.82m x 2.26m)

Annex

Lounge
14'01 x 10'04 (4.29m x 3.15m)

Kitchen
6'03 x 4'10 (1.91m x 1.47m)

Bedroom
11'0 x 9'03 (3.35m x 2.82m)

Shower Room/Wc
4'11 x 4'10 (1.50m x 1.47m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating/Electric/Oil
Broadband: Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Energy Rating: C

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.



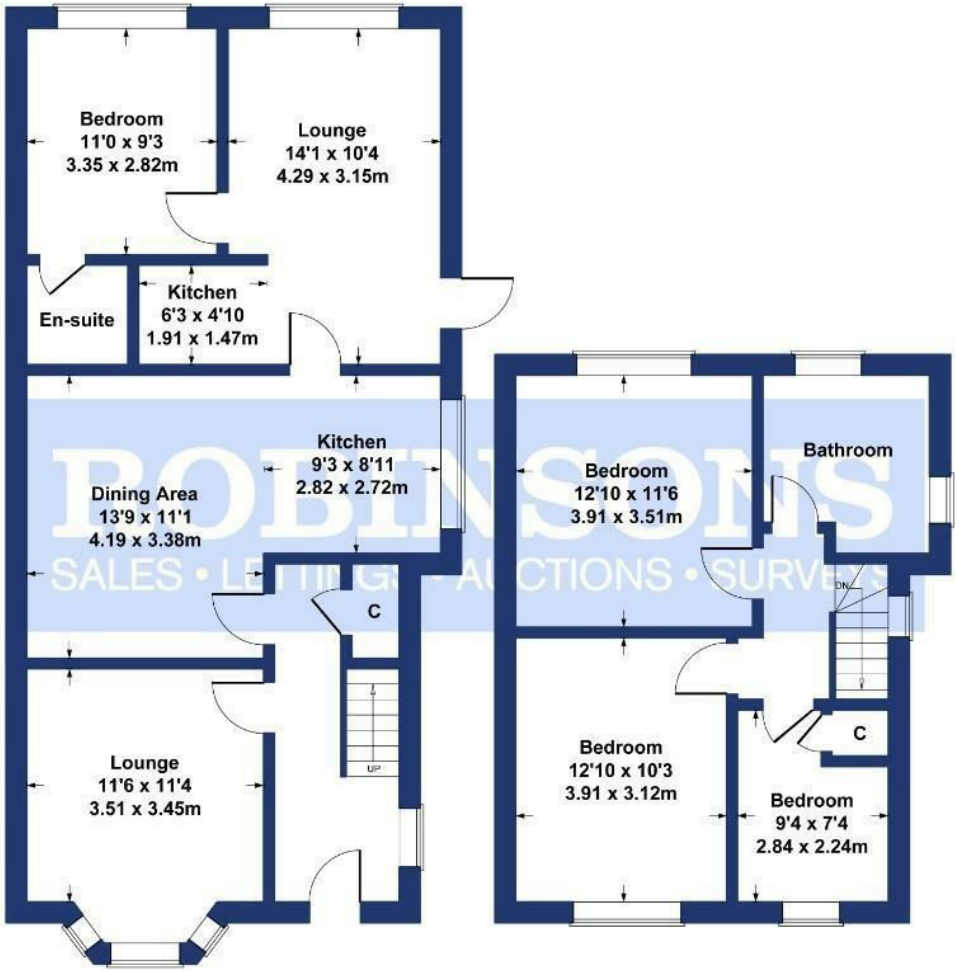






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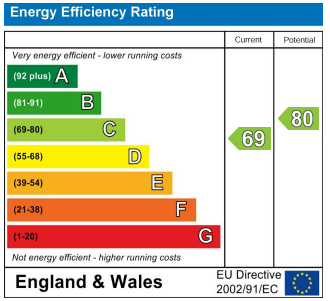
Approximate Gross Internal Area
1309 sq ft - 122 sq m



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. 2018



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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