



Deans Walk, Gilesgate, DH1 1HA
2 Bed - Bungalow - Semi Detached
O.I.R.O £169,950

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Deans Walk

Gilesgate, DH1 1HA

No Upper Chain ** Freehold ** Well Presented ** Pleasant Position ** Sunny & Private Rear Aspect ** Walking Distance to Durham City ** Good Amenities & Road Links ** Spacious Driveway ** Larger Than Average Detached Garage ** Competitive Price ** Early Viewing Advised **

The floor plan comprises: entrance hall, fitted kitchen with white wall and base units, comfortable lounge, inner hall gives access to the two good sized bedrooms and bathroom/WC, which has shower over bath. Outside, the property occupies a pleasant position with front and rear gardens, spacious driveway and larger than usual detached garage. The rear garden has the added advantage of a private and sunny aspect.

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.









Entrance Hallway

Kitchen

8'10 x 8'5 (2.69m x 2.57m)

Lounge

14'9 x 13'6 (4.50m x 4.11m)

Inner Hall

Bedroom

11'6 x 10'11 (3.51m x 3.33m)

Bedroom

12'2 x 8'5 (3.71m x 2.57m)

Bathroom/WC

Garage

19'05 x 10'11 (5.92m x 3.33m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

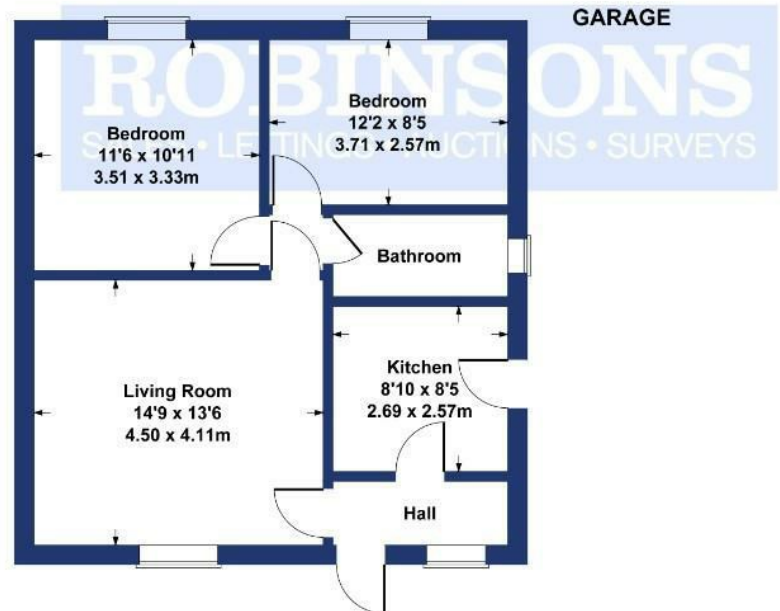
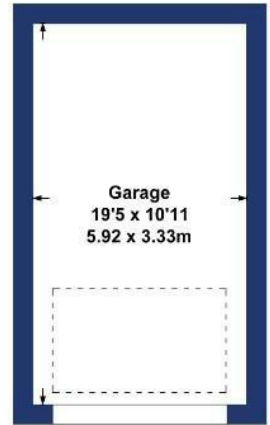
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: TBC



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.

Deans Walk
 Approximate Gross Internal Area
 834 sq ft - 77 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			87
(81-81) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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