Rowan Tree Avenue, Gilesgate, DH1 1DX

3 Bed - House - Semi-Detached

£190,000

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Generous Rear Garden With Private Aspect ** Ample Parking & Garage ** Popular Location ** Outskirts of Durham ** Good Road Links & Local Amenities ** Competitive Price

This well-proportioned three-bedroom semi-detached home occupies a pleasant position on the outskirts of this popular development and offers generous accommodation ideally suited to couples and families. The property benefits from gas-fired central heating and double glazing throughout.

The ground-floor accommodation comprises a welcoming entrance hallway, comfortable lounge opening into the dining room, a good-sized kitchen, separate utility room, and a conservatory overlooking the rear garden.

To the first floor are three good-sized bedrooms together with a family bathroom/WC.

Externally, the property continues to impress with a garage and additional off-street parking on the driveway. To the rear is an excellent, well-stocked garden offering an attractive outdoor space with a good degree of privacy and seclusion, ideal for relaxing, entertaining and family use.

Rowan Tree Avenue is conveniently positioned within easy reach of a good selection of local shops, schools and everyday amenities available within Gilesgate. A more comprehensive range of shopping, leisure and recreational facilities can be found in Durham City Centre, approximately two miles away.

The location is also particularly convenient for commuters, with easy access to the A690 Durham-to-Sunderland route, providing connections to the A1(M) at Carrville, while the A19 and routes towards Teesside are also within convenient driving distance.

An excellent opportunity to acquire a spacious family home in a convenient and well-connected location.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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.

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Dedicated Property Manager

Rowan Tree Avenue

Approximate Gross Internal Area
1195 sq ft - 111 sq m
(Excluding Garage)

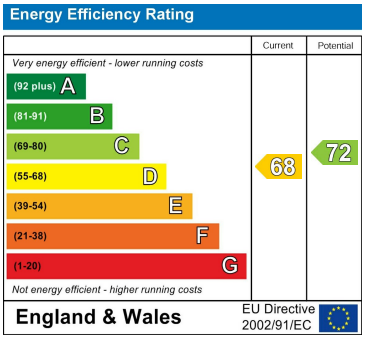
GROUND FLOOR

FIRST FLOOR

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



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RICS

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