



Moor Crescent, Gilesgate, DH1 1DJ  
4 Bed - House - Semi-Detached  
£244,950

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## Moor Crescent Gilesgate, DH1 1DJ

Offered for sale is this extended, and well positioned home that is sure to impress. Ideally located for a wide variety of potential purchasers, the property has a floorplan comprising of: entrance porch, hallway, large open plan lounge and dining room, and a kitchen.

On the first floor there are four well proportioned bedrooms, the master having a stunning ensuite, and there is also a family bathroom.

To the front external is a driveway, garden, and garage. At the rear is a garden offering a good degree of privacy with mature trees and shrubs.

Gilesgate, situated on the eastern edge of Durham, is an ideal location for prospective buyers seeking convenience and strong local amenities. The area is well-served by a variety of shops, supermarkets, and local eateries, ensuring that daily necessities are always within easy reach.

Transport links in Gilesgate are excellent, with the A690 running directly through the area, providing quick access to both the city centre and the A1(M) for commuting to nearby cities like Newcastle and Sunderland. Public transport is also readily available, with regular bus services connecting Gilesgate to central Durham and beyond.

For families, Gilesgate offers a selection of well-regarded schools, including primary schools like Gilesgate Primary and secondary options nearby, making it a practical choice for those with children.







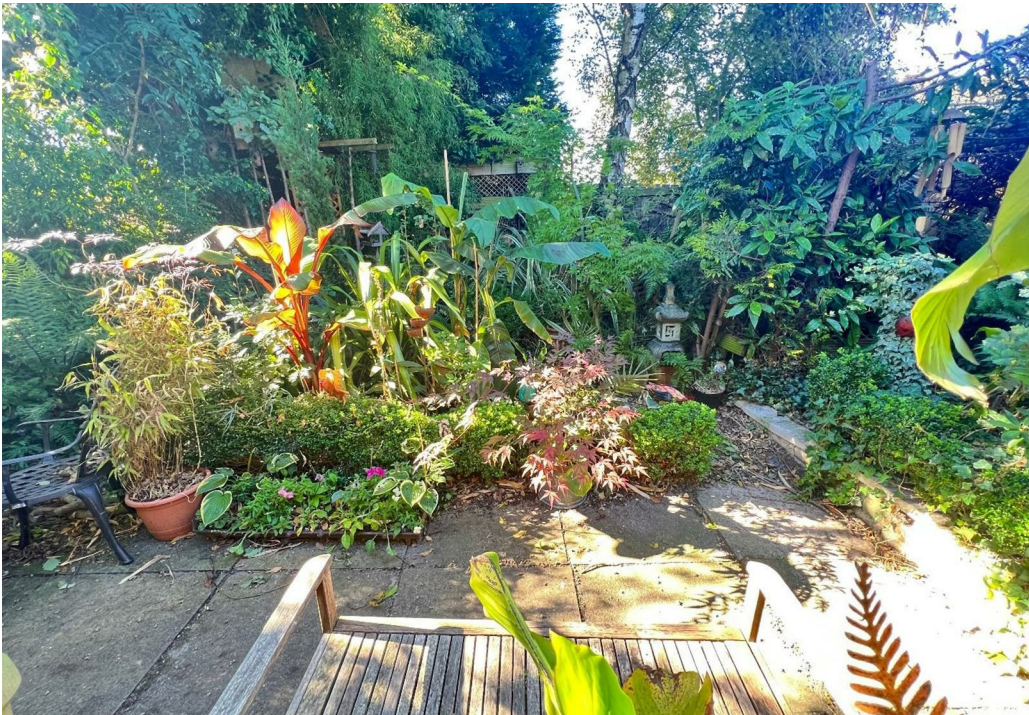












## GROUND FLOOR

### Porch

### Hallway

### Living Area

11'8" x 11'6" (3.56 x 3.51)

### Dining Area

18'0" x 10'7" (5.49 x 3.25)

### Kitchen

13'10" x 8'2" (4.24 x 2.51)

### Garage

12'0" x 8'2" (3.66 x 2.51)

## FIRST FLOOR

### Landing

### Bedroom

17'1" x 8'2" (5.23 x 2.51)

### En-Suite

8'2" x 5'6" (2.51 x 1.68)

### Bedroom

12'0" x 9'10" (3.68 x 3.02 )

### Bedroom

10'7" x 8'11" (3.25 x 2.74)

### Bedroom

8'7" x 7'6" (2.64 x 2.31)

### Bathroom

8'5" x 5'6" (2.59 x 1.68)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

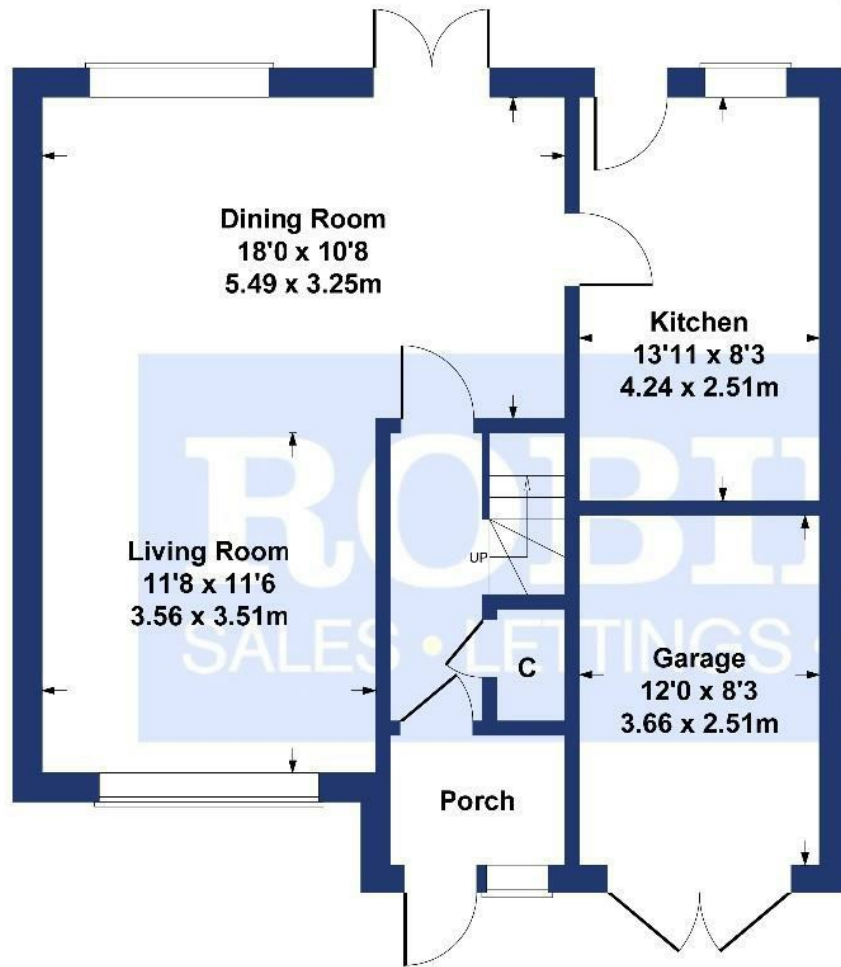
Energy Rating: D

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.

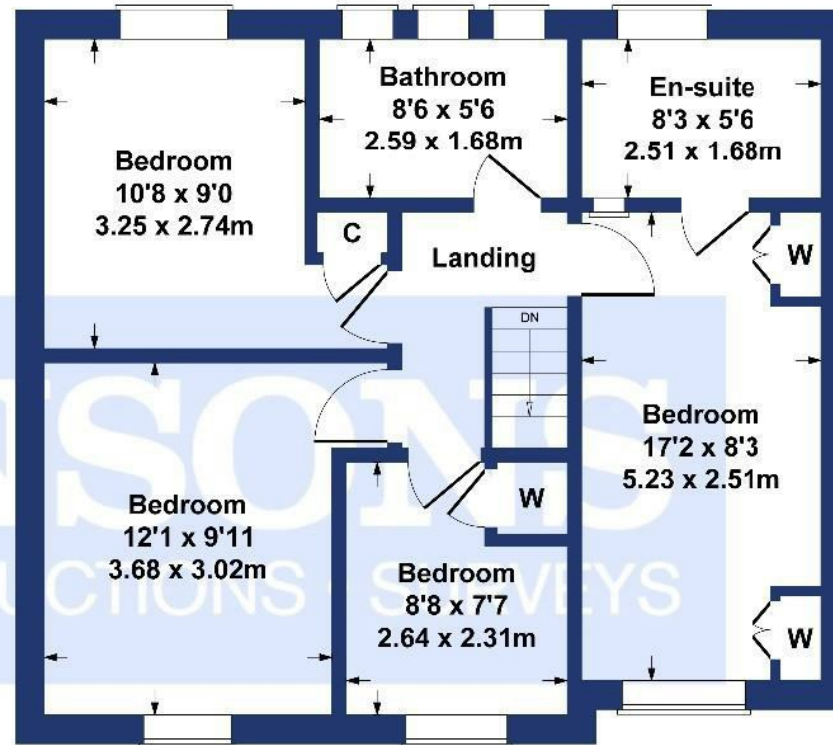


# Moor Crescent

Approximate Gross Internal Area  
1280 sq ft - 119 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	
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. 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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