



Dragonville, Sherburn Road, DH1 2DX  
3 Bed - House - End Terrace  
£129,995

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# Dragonville

## Sherburn Road, DH1 2DX

No Upper Chain \*\* Upgraded & Spacious Property \*\* Versatile Floor Plan \*\* Very Popular & Convenient Location \*\* 2/3 Bedrooms \*\* Rear Garden \*\* Front Communal Parking \*\* Feature Wood Burning Stove \*\* Ideal Starter, Family or Investment Property \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

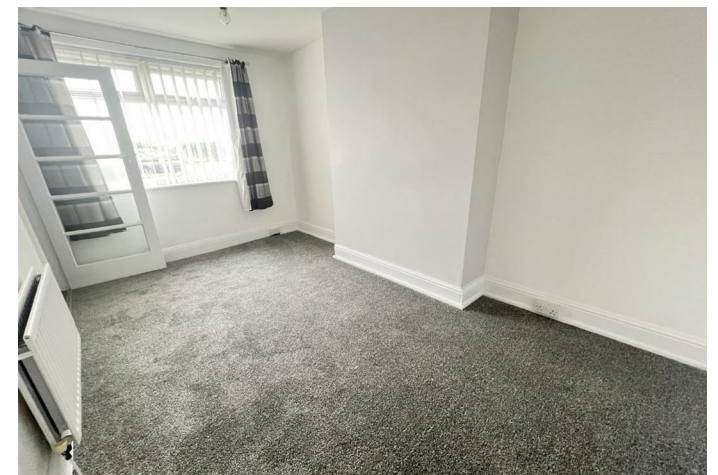
The floor plan comprises: entrance hallway, dining room or 3rd bedroom, comfortable lounge with feature wood burning stove, modern fitted kitchen. The first floor has two good sized bedrooms and bathroom/WC which has a separate shower cubicle. The loft offers good potential subject to consent, and has been boarded for storage and accessed via ladder. Outside the property occupies an extremely convenient location with communal parking, and rear garden.

\*\* Part of the rear garden is not currently on the title, but has been fenced and used by the property for the past 14+ years. We have been advised that the seller may look to get this added. \*\*

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

### Hallway

### Dining Room

14'04 x 8'09 (4.37m x 2.67m)

### Living Room

15'05 x 12'02 (4.70m x 3.71m)

### Kitchen

15'10 x 5'03 (4.83m x 1.60m)

## FIRST FLOOR

### Bedroom

14'07 x 12'11 (4.45m x 3.94m)

### Bedroom

12'04 x 9'06 (3.76m x 2.90m)

### Bathroom/WC

8'10 x 6'04 (2.69m x 1.93m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

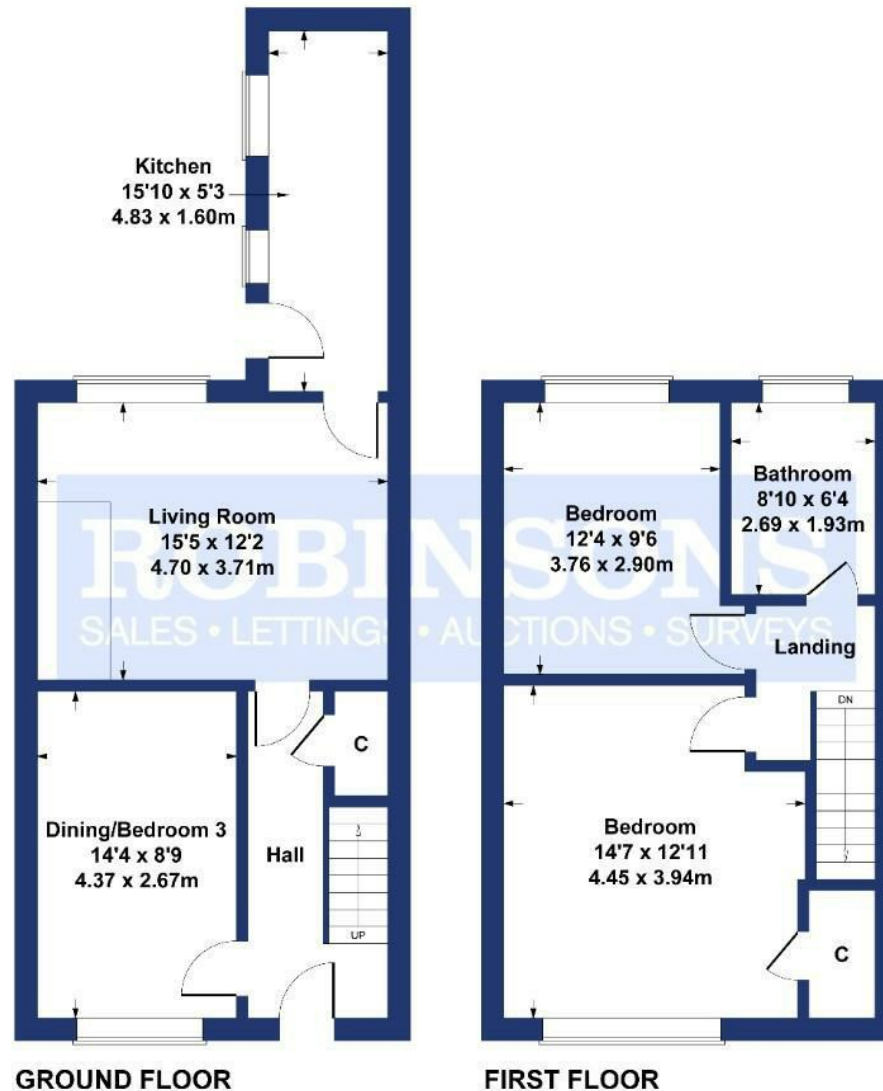
Energy Rating: Pending

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.



# Dragonville

Approximate Gross Internal Area  
943 sq ft - 88 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		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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