



Hawthorn Crescent, Gilesgate, DH1 1ED  
2 Bed - Bungalow - Semi Detached  
O.I.R.O £195,000

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## Hawthorn Crescent Gilesgate, DH1 1ED

No Upper Chain \*\* Refurbished Bungalow \*\* Pleasantly Situated \*\* Gardens & Large Store (possible garage) \*\* Modern Kitchen & Shower Room/WC \*\* Popular & Convenient Location \*\* Upvc Double Glazing & GCH \*\* Good Local Amenities & Road Links \*\* Close to Durham \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance hallway, comfortable lounge with feature fireplace, two double bedrooms, shower room/WC and kitchen which has space for a small table and chairs. Outside, the property occupies a pleasant position with front and rear gardens. The rear garden is enclosed offering a degree of privacy with decked patio and lawned garden. There is also a large store which could possibly be utilised as a garage.

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

### Lounge

13'10 x 11'07 (4.22m x 3.53m)

### Bedroom

12'02 x 10'11 (3.71m x 3.33m)

### Bedroom

10'02 x 10'01 (3.10m x 3.07m)

### Kitchen

10'02 x 9'11 (3.10m x 3.02m)

### Shower Room

7'01 x 6'10 (2.16m x 2.08m)

### Store

16'11 x 8'08 (5.16m x 2.64m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

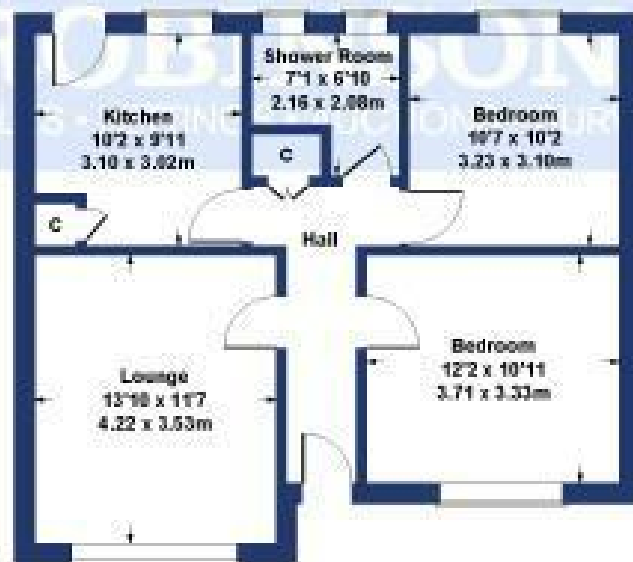
## Hawthorn Crescent

Approximate Gross Internal Area  
787 sq ft - 73 sq m



Garden Store  
16'11 x 8'8  
5.16 x 2.64m

### OUTBUILDING



#### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

80

65

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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