

Haigh Terrace, Gilesgate, DH1 2FT
2 Bed - House - Terraced
£99,950

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**No Chain ** Ideal Investment, Family Home or First Buy ** Competitive Price for Location to Durham City ** Original 3 Bedroom Design **

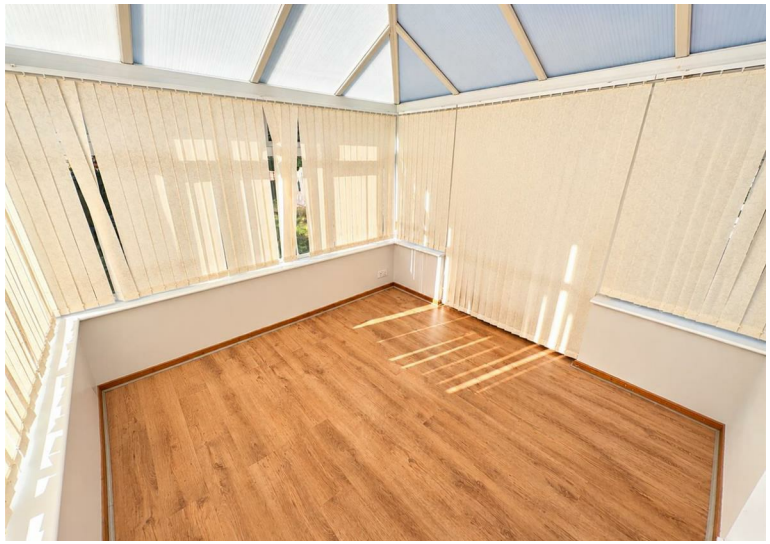
Occupying a pleasant position within the ever-popular Gilesgate area of Durham, this spacious and versatile home offers an excellent opportunity for a range of buyers, including first-time purchasers, growing families and investors alike. Originally constructed as a three-bedroom property, the accommodation has been reconfigured to provide two generous double bedrooms, with the potential to easily reinstate the third bedroom, further enhancing its appeal and investment potential.

Ideally situated within the prime DH1 postcode, the property enjoys convenient access to a wide range of local amenities, shops, schools and excellent transport links, with Durham City Centre also within easy reach. Enjoying an attractive outlook over greenery to the front, the property benefits from driveway parking and a particularly generous rear garden with a sunny aspect, ideal for outdoor entertaining, family enjoyment or simply relaxing.

Internally, the well-proportioned accommodation briefly comprises an entrance hallway, comfortable lounge, good-sized conservatory overlooking the rear garden and a kitchen fitted with a modern range of units. To the first floor are two spacious double bedrooms and a family bathroom/WC fitted with a shower over the bath.

Combining a sought-after location, generous outdoor space and flexible accommodation, this appealing home offers excellent scope for buyers looking to create a property to suit their own requirements, whilst also presenting an attractive opportunity for those seeking long-term investment potential. Early viewing is highly recommended to fully appreciate the position, space and possibilities on offer.







Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 and made into two bedrooms
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.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



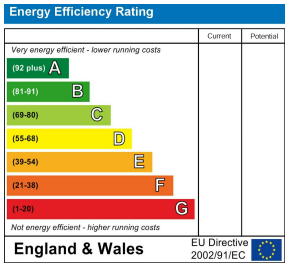

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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