

Waterson Crescent, Witton Gilbert, DH7 6SH
2 Bed - House - Semi-Detached
£115,000

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Waterson Crescent
Witton Gilbert, DH7 6SH

No Onward Chain ** Sunny Rear Aspect ** Well Presented ** Spacious Driveway ** Double Glazing & Gas Central Heating ** Popular Village Location ** Outskirts of Durham

Situated in the popular village of Witton Gilbert, on the outskirts of Durham City, this well-presented two-bedroom home offers spacious accommodation, a generous conservatory, ample driveway parking and a pleasant rear garden enjoying a sunny aspect. Offered with no onward chain, the property is ideal for first-time buyers, downsizers and investors alike.

The accommodation comprises an entrance porch leading into a welcoming lounge with stairs to the first floor. The modern fitted kitchen features attractive units and patio doors opening into a generous conservatory, providing additional living space with direct access to the rear garden. Upstairs are two well-proportioned double bedrooms and a family bathroom/WC.

Externally, the property occupies a pleasant position within the development, with a sunny rear garden ideal for relaxing or entertaining. A spacious driveway provides ample off-street parking.

Witton Gilbert is a highly regarded village approximately five miles from Durham City, combining peaceful village living with convenient access to nearby towns and amenities.

The village offers everyday essentials, including a local shop, primary school and traditional public houses, while Durham City provides an excellent range of shopping, dining, leisure and educational facilities.

Surrounded by attractive countryside, the area also benefits from scenic walking routes and cycle paths, making it ideal for those who enjoy the outdoors.

Offering generous living space, a desirable village location and excellent accessibility, this attractive home presents a fantastic opportunity. Early viewing is recommended.























Agent Notes
Council Tax: Durham County Council, Band B - Approx. £2039p.a
Tenure: Freehold
Estate Management Charge – No

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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

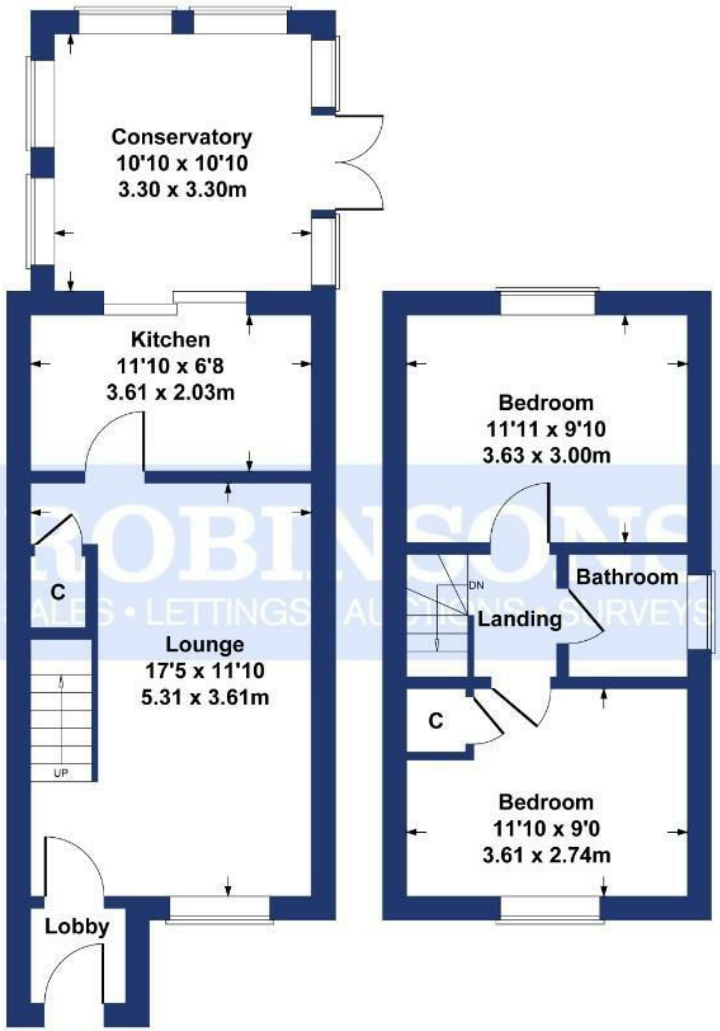
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
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.
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.

Waterson Crescent

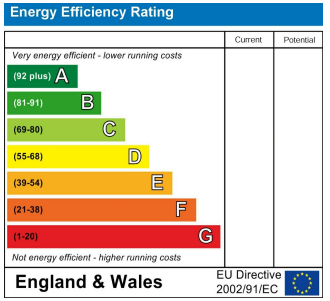
Approximate Gross Internal Area
726 sq ft - 67 sq m



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. 2026



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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