



Kepier Crescent, Gilesgate, DH1 1PG
3 Bed - House - End Terrace
£170,000

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Kepier Crescent Gilesgate, DH1 1PG

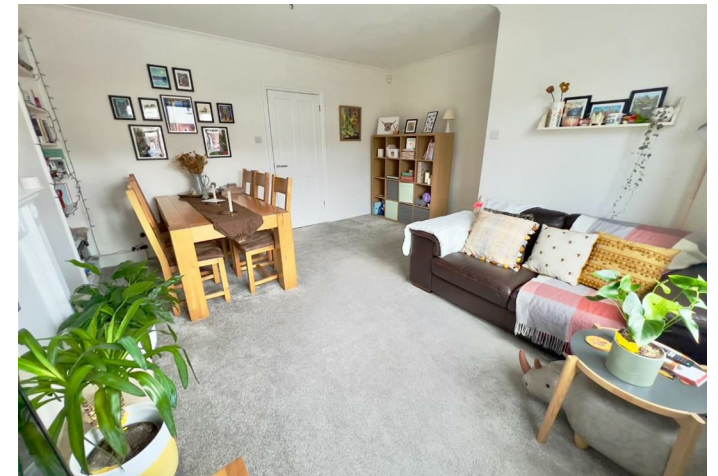
Superb Family or First Home ** No Upper Chain ** Very Popular Location ** Convenient to Durham City, Local Amenities & Road Links ** Possible Off Street Parking ** Large Rear Garden ** Modern Kitchen & Shower Room ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan briefly comprises: entrance hallway with stairs to the first floor, spacious lounge, a lovely breakfast kitchen, rear lobby with access to a ground floor cloaks/WC, and a useful store/utility area. The first floor landing has three good sized bedrooms and shower room/WC. Externally, the property enjoys a superb sized enclosed garden to the rear which is largely laid to lawn; whilst to the front there is a gravelled driveway offering possible parking.

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.







WINDSAUK
MY
IN THE BATHROOM





GROUND FLOOR

Hallway

Lounge

15'8 x 14'8 (4.78m x 4.47m)

Kitchen Breakfast Room

12'4 x 10'8 (3.76m x 3.25m)

Rear Lobby

WC

FIRST FLOOR

Bedroom

15'11 x 10'0 (4.85m x 3.05m)

Bedroom

11'2 x 10'7 (3.40m x 3.23m)

Bedroom

8'11 x 8'4 (2.72m x 2.54m)

Shower Room/WC

Agent 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: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

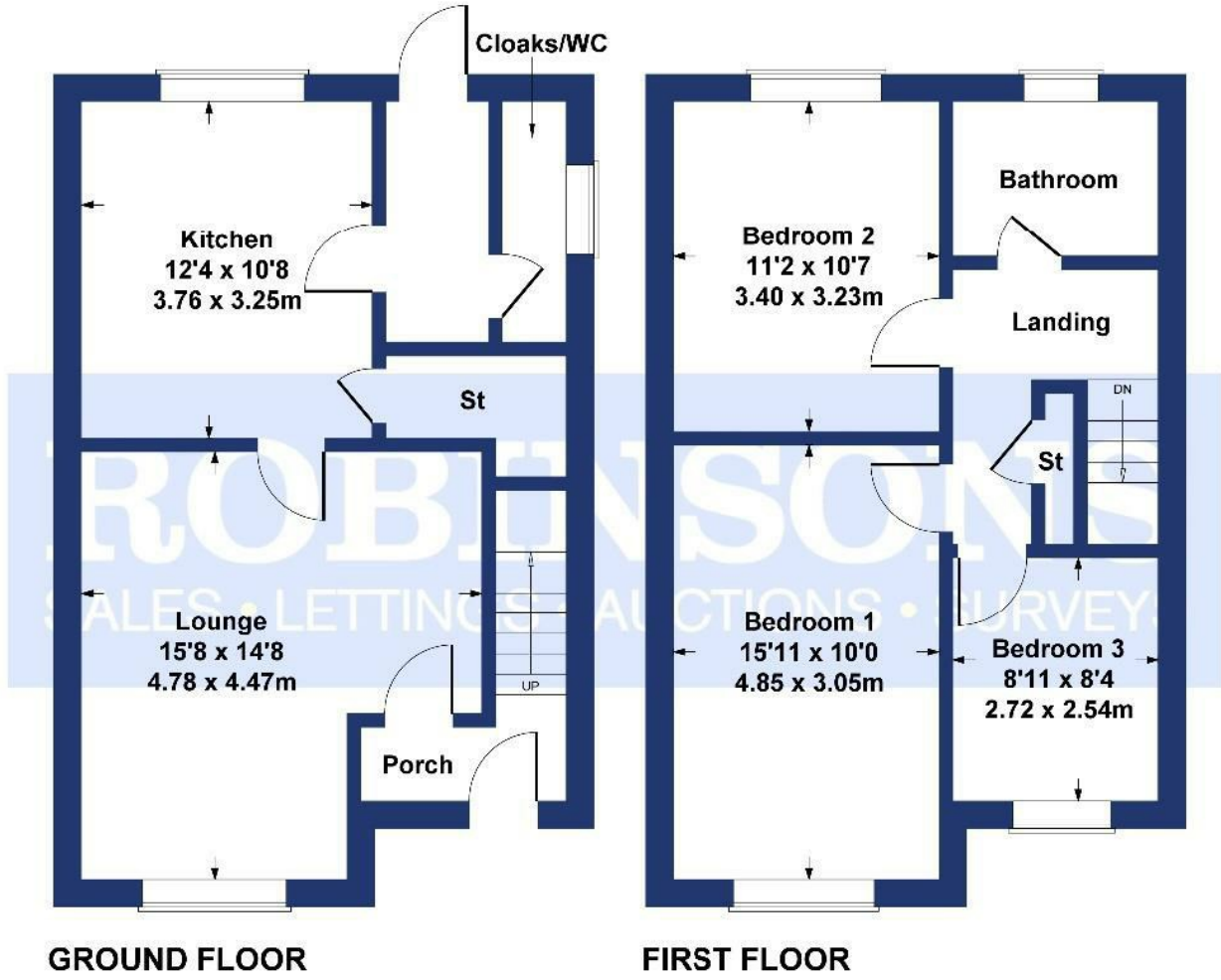
Energy Rating: D



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.

Kepier Crescent

Approximate Gross Internal Area
966 sq ft - 90 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			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D		
(9-54)	E		
(2-38)	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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