



Monks Crescent, Gilesgate, DH1 1HD  
3 Bed - House - Semi-Detached  
O.I.R.O £182,950

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# Monks Crescent Gilesgate, DH1 1HD

No Upper Chain \*\* Some General Upgrading Required \*\* Ideal Starter or Family Home \*\* Good Extension Potential \*\* Spacious Floor Plan \*\* Popular & Convenient Location \*\* Pleasant Rear Garden \*\* Close to Shops, Local Park & Major Road Links \*\* Parking & Garage \*\* Upvc Double Glazing & GCH Via Back Boiler \*\*

The floor plan comprises: entrance porch, spacious hallway, comfortable through lounge dining room, fitted kitchen with door out to the rear garden. The first floor has three bedrooms and bathroom/WC. Outside the property occupies a pleasant position with gardens front and rear. The front provides driveway parking and leads to the single garage, which has a remote access door. The rear garden is enclosed and of a generous size with lawn and patio areas.

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.











## GROUND FLOOR

Entrance Porch

Spacious Hallway

Through Lounge Dining Room

22'0 x 11'10 (6.71m x 3.61m)

Kitchen

10'10 x 7'10 (3.30m x 2.39m)

Garage

17'5 x 7'10 (5.31m x 2.39m)

## FIRST FLOOR

Bedroom

12'2 x 11'2 (3.71m x 3.40m)

Bedroom

11'2 x 9'10 (3.40m x 3.00m)

Bedroom

9'2 x 8'6 (2.79m x 2.59m)

Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold. 999 year lease from 1966. £10 per year ground rent

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

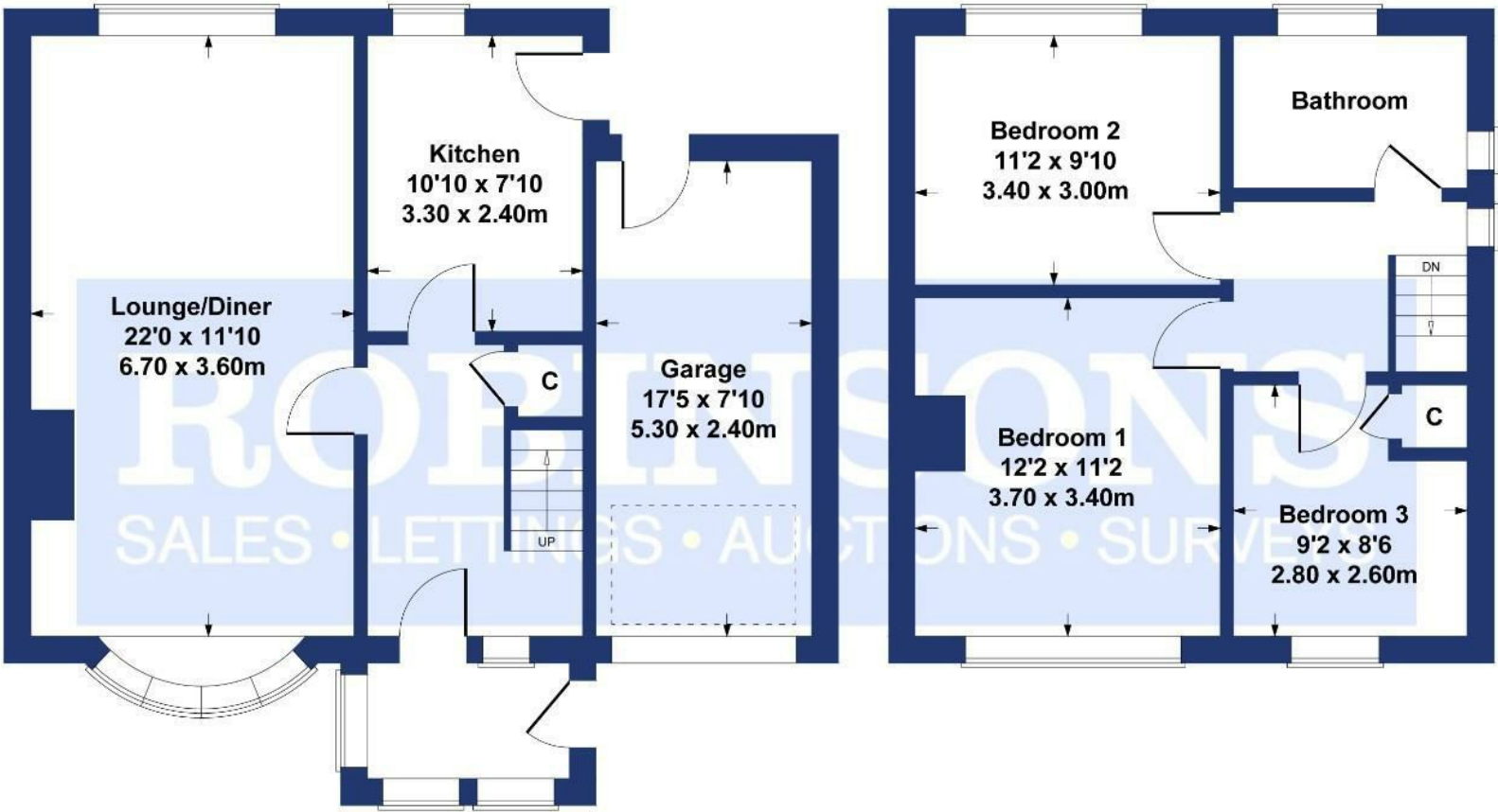
Energy Rating: D

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.

# Monks Crescent

Approximate Gross Internal Area  
1076 sq ft - 100 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(49-60)	C		
(35-48)	D	55	
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**

**FIRST FLOOR**

**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

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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