



Prebends Field, Gilesgate, DH1 1HH  
5 Bed - House - Semi-Detached  
O.I.R.O £219,995

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# Prebends Field Gilesgate, DH1 1HH

**\*\* NO UPPER CHAIN \*\* PRICED TO SELL \*\* Extended & Versatile Floor Plan \*\* Converted Garage \*\* Family Sized Home \*\* Private Rear Aspect \*\* Popular & Convenient Location \*\* Double Glazing & GCH Via Combi \*\* Parking & Gardens \*\* Outskirts of City Centre \*\* Good Amenities & Road Links \*\* Competitive Price \*\***

The floor plan comprises a porch leading to the entrance hallway, a spacious lounge/diner with French doors opening onto the rear garden, a kitchen leading to a utility room with additional access to the garden, and a living room in the converted garage. Upstairs, there's a modern family bathroom and five bedrooms, with the main bedroom featuring fitted sliding wardrobes. Outside, a private garden with a patio area is perfect for outdoor gatherings, while the front drive provides off-street parking and a small grass lawn.

Located in the sought-after Prebends Field residential development within Gilesgate, the property enjoys proximity to local shops and amenities. Durham City Centre, offering a wider range of facilities, is only about one and a half miles away. Convenient for commuters, Gilesgate is a short drive from the A1(M) Motorway Interchange, providing easy access to both the North and South.











## GROUND FLOOR

### Living Room

15'8 x 7'8 (4.78m x 2.34m)

### Lounge/Diner

26'0 x 11'5 (7.92m x 3.48m)

### Kitchen

10'8 x 9'0 (3.25m x 2.74m)

### Utility Room

9'2 x 7'8 (2.79m x 2.34m)

## FIRST FLOOR

### Bedroom 1

12'0 x 11'5 (3.66m x 3.48m)

### Bedroom 2

11'5 x 10'8 (3.48m x 3.25m)

### Bedroom 3

13'7 x 7'8 (4.14m x 2.34m)

### Bedroom 4/Study

10'8 x 7'8 (3.25m x 2.34m)

### Bedroom 5

8'7 x 8'0 (2.62m x 2.44m)

### Bathroom

9'0 x 5'3 (2.74m x 1.60m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 70 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

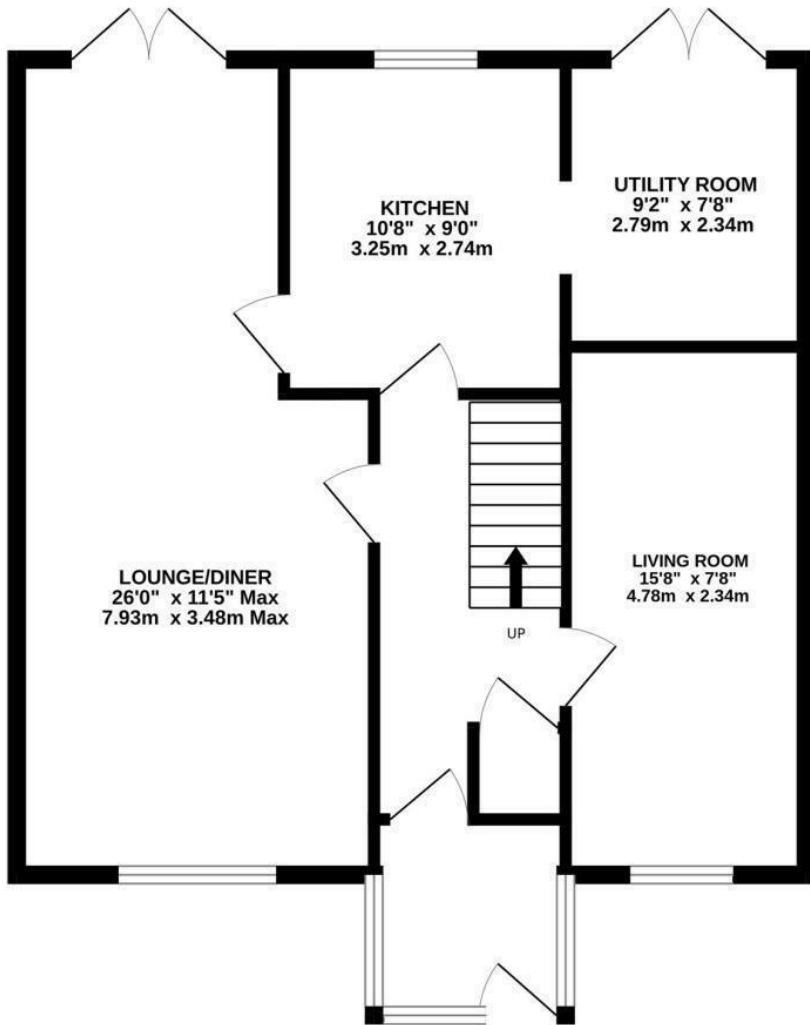
Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: D

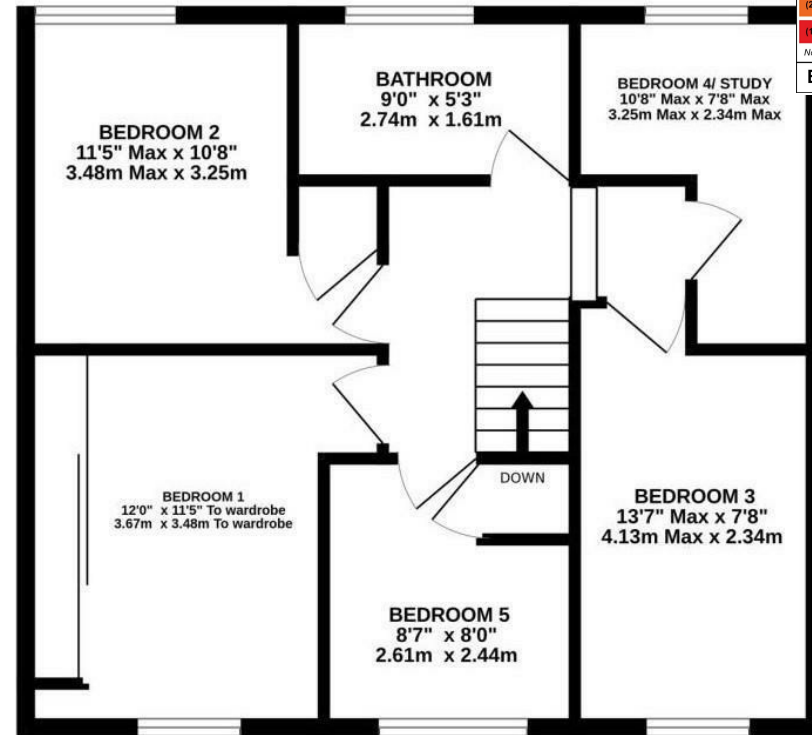


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Not to scale-for general guidance only.  
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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.



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

