



Hawthorn Crescent, Gilesgate, DH1 1ED
3 Bed - House - Semi-Detached
O.I.R.O £180,000

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Hawthorn Crescent

Gilesgate, DH1 1ED

No Upper Chain ** Very Popular Location ** Great Potential ** Outskirts of Durham **
Generous Rear Garden ** Sunny Rear Aspect ** Driveway & Garage ** Good Local Amenities
& Road Links ** Viewing Advised **

The floor plan includes an entrance porch leading to a spacious and comfortable living room with double doors opening into the dining room. The kitchen/breakfast room features a range of fitted units and provides access to the utility room. This practical space also connects to a convenient WC, the garage, and the rear garden.

Upstairs, there are two double bedrooms and one single bedroom. The bathroom is fitted with a panelled bath, wash basin, and WC.

Externally, the property enjoys a pleasant position with both front and rear gardens. The front offers a driveway leading to a single garage, while the good-sized rear garden benefits from a sunny aspect.

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

Lounge

14'04 x 17'09 (4.37m x 5.41m)

Dining Room

11'02 x 8'07 (3.40m x 2.62m)

Kitchen

11'02 x 8'09 (3.40m x 2.67m)

Utility Room

7'01 x 9'0 (2.16m x 2.74m)

WC

Garage

FIRST FLOOR

Bedroom

14'04 x 8'02 (4.37m x 2.49m)

Bedroom

11'07 x 7'11 (3.53m x 2.41m)

Bedroom

10'10 x 7'05 (3.30m x 2.26m)

Bathroom/WC

7'05 x 5'09 (2.26m x 1.75m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: Pending

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Hawthorn Crescent

Approximate Gross Internal Area
1087 sq ft - 101 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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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.



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