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**Wakenshaw Road, Gilesgate, DH1 1EP**  
**2 Bed - House - Terraced**  
**O.I.R.O £145,000**

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Situated in the ever-popular Gilesgate area of Durham, this beautifully presented two-bedroom end-terraced home offers an excellent opportunity for first-time buyers, young families, and investors alike. Ideally positioned within walking distance of Durham City Centre, the property enjoys easy access to a wide range of local amenities, highly regarded schools, and excellent transport links, making it a convenient and desirable place to call home. The seller also advises that planning has been approved for the addition of a full width single storey extension.

The accommodation is well maintained throughout and briefly comprises an inviting entrance hallway, a spacious and comfortable lounge with dining area having French doors to the rear garden. The modern fitted kitchen has a range of units and provides access to the rear garden. To the first floor are two well-proportioned double bedrooms and a family bathroom/WC with white suite and over bath shower.

Externally, the property benefits from a generous landscaped rear garden which has been thoughtfully designed to provide a low-maintenance outdoor space, ideal for relaxing, entertaining, or family enjoyment. There is also a useful brick-built outhouse offering excellent additional storage.

Further benefits include UPVC double glazing and gas central heating throughout.

Available in a convenient location, this attractive home combines comfortable living space with a superb position close to Durham City Centre and should appeal to a variety of purchasers. Early viewing is highly recommended.

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

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. Check with seller.

Accessibility/Adaptations – The seller advises that there is planning approval for granted for a full width single storey extension.

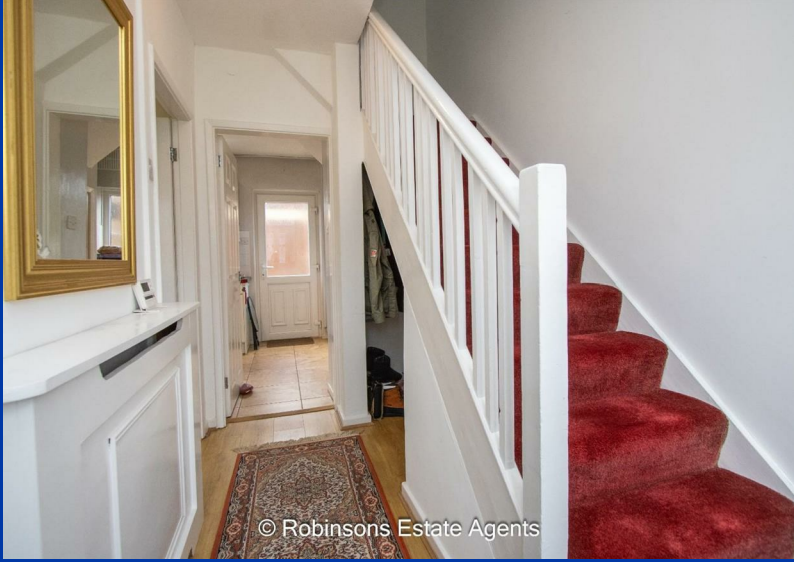
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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



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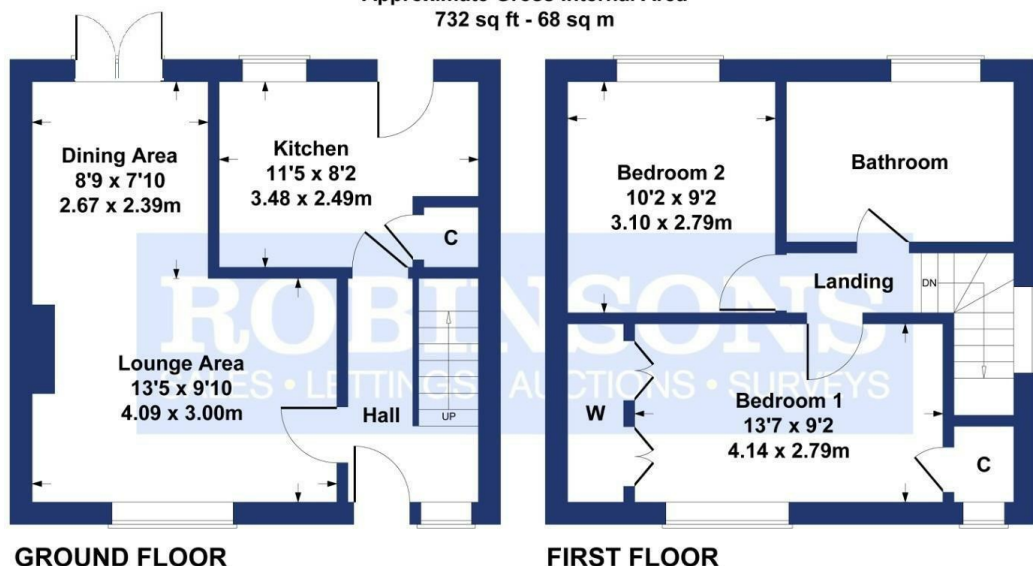
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Wakenshaw Road

Approximate Gross Internal Area  
732 sq ft - 68 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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   | 72                      |           |
| (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 |           |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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