



Whiteoak Avenue, Gilesgate, DH1 1DG
5 Bed - House - Semi-Detached
£235,500

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Whiteoak Avenue Gilesgate, DH1 1DG

* NO CHAIN * GREATLY EXTENDED * LARGE BEDROOMS * WELL-SIZED REAR GARDEN *

Offered for sale with no onward chain and immediate vacant possession, this exceptionally spacious and greatly extended five-bedroom semi-detached home occupies an excellent position in a quiet cul-de-sac in the popular residential area of Gilesgate, Durham. Ideal for families seeking generous living accommodation in a convenient location, the property provides easy access to Durham city centre, transport links, reputable schools, and local amenities.

The internal layout briefly comprises an entrance porch leading into a hallway with downstairs WC. There is an impressive L-shaped lounge and dining area, providing versatile living and entertaining space, enhanced by ample natural light. To the rear, a lean-to garden room offers additional flexibility, overlooking the garden. The kitchen provides practical space with potential for modernisation, and there is convenient internal access to the garage.

On the first floor, the property boasts five well-proportioned bedrooms, ideal for larger families or those needing additional home office or guest accommodation. Completing this floor is a family bathroom.

Externally, the front features a driveway and a garden. To the rear, the generous garden is predominantly laid to lawn, providing excellent space for outdoor enjoyment, family gatherings, or further landscaping potential.

Whiteoak Avenue enjoys close proximity to Durham's historic city centre, which offers an extensive range of shops, restaurants, leisure facilities, and scenic riverside walks. The area is well-served by bus routes, with Durham train station providing excellent connections to Newcastle, Edinburgh, York, and London. Families will also appreciate being within catchment areas for highly regarded local schools.

Early viewing is highly recommended to fully appreciate the size, potential, and superb location of the home.











GROUND FLOOR

Porch

Hallway

Downstairs WC

Lounge Area

13'5" x 11'5" (4.1 x 3.5)

Dining Area

18'0" x 10'5" (5.5 x 3.2)

Lean-To Garden Room

9'6" x 8'6" (2.9 x 2.6)

Kitchen

12'9" x 12'5" (3.9 x 3.8)

Garage

18'0" x 8'10" (5.5 x 2.7)

FIRST FLOOR

Landing

Bedroom

14'5" x 13'1" (4.4 x 4)

Bedroom

13'1" x 9'10" (4 x 3)

Bedroom

11'9" x 8'10" (3.6 x 2.7)

Bedroom

10'5" x 8'10" (3.2 x 2.7)

Bedroom

8'6" x 7'10" (2.59m x 2.39m)

Bathroom

8'10" x 5'6" (2.7 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 56 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

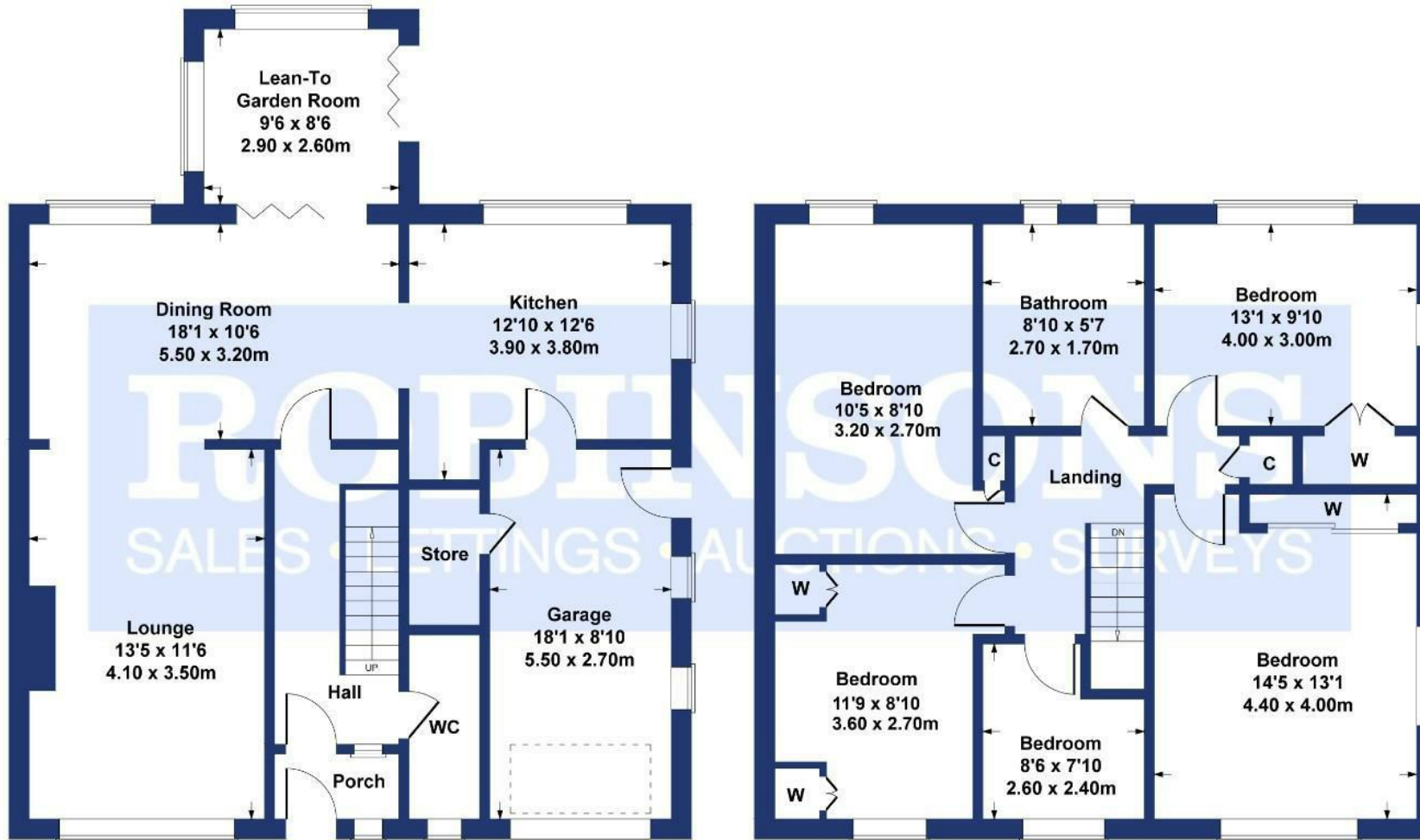
Energy Rating: C

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.

Whiteoak Avenue

Approximate Gross Internal Area
1819 sq ft - 169 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	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	



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. 2025

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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