



Hawthorn Crescent, Gilesgate, DH1 1ED
2 Bed - Bungalow - Semi Detached
Starting Bid £135,000

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Hawthorn Crescent Gilesgate, DH1 1ED

No Upper Chain ** Larger Style Bungalow ** Pleasant Position ** Upgrading Required ** Good Potential ** Very Popular Location ** Close to Durham, Amenities & Major Road Links ** Double Glazing & GCH ** Gardens, Driveway & Garage **

** Being Auctioned with Robinsons via the Great North Property Auction ** Start bids welcome from £135,000 ** Buyers Premium applies please see full details for information **

The floor plan comprises: entrance hallway, lounge, bathroom, two bedrooms, kitchen, utility area with door to garage and external. Outside, the property occupies a pleasant position with gardens front and rear. The front has spacious driveway which leads to the single garage, whilst the rear is enclosed with a degree of privacy.

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.











Hallway

Lounge

13'0 x 10'10 (3.96m x 3.30m)

Bedroom

10'11 x 7'11 (3.33m x 2.41m)

Bedroom

12'1 x 12'1 (3.68m x 3.68m)

Bathroom/WC

Kitchen

10'10 x 8'7 (3.30m x 2.62m)

Utility

9'6 x 5'0 (2.90m x 1.52m)

Garage

17'8 x 7'10 (5.38m x 2.39m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: E

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.

Auction Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

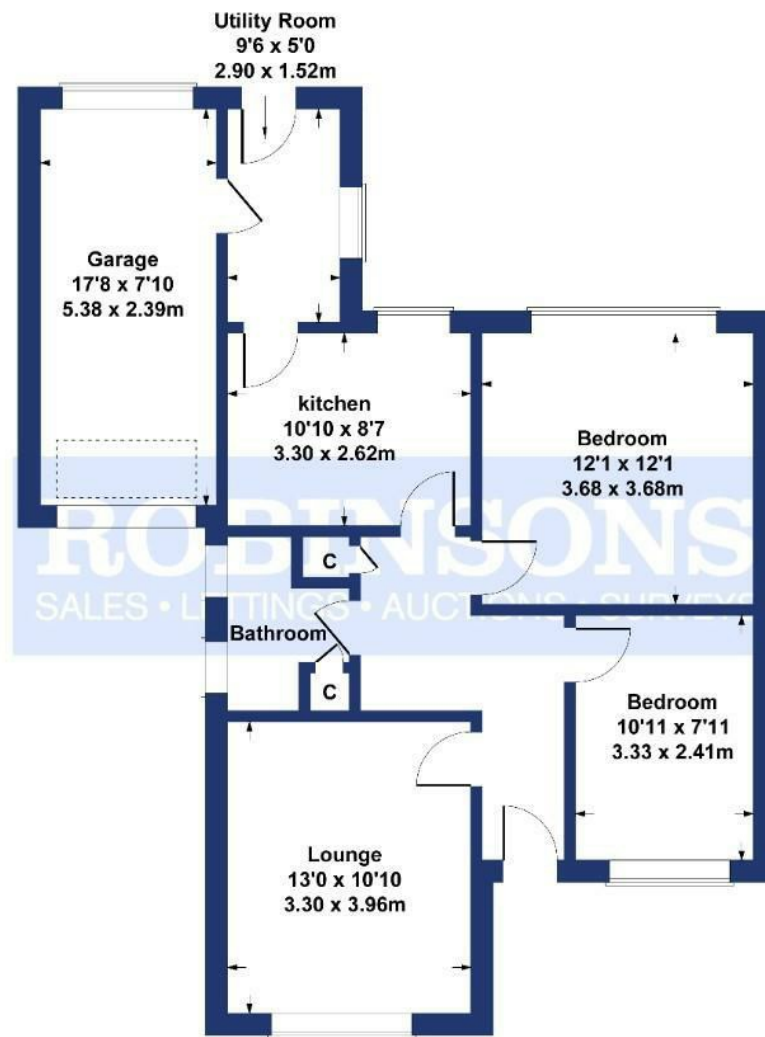
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

10 hawthorn Crescent

Approximate Gross Internal Area
822 sq ft - 76 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C		42
(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 

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

