

Laurel Avenue, Gilesgate, DH1 2EZ
3 Bed - House - Terraced
Offers Over £124,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No Upper Chain ** Popular Location Within Easy Reach of City Centre ** Ideal First Buy, Family Home or Investment ** Good Rental Returns ** Gardens ** Double Glazing & GCH ** Good Local Amenities & Road Links **

The floor plan comprises; entrance hall, full length lounge, spacious kitchen dining room, rear lobby and downstairs WC. The first floor has three bedrooms and bathroom/WC. Outside, the property is accessed via a shared pathway leading to the front and rear gardens.

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

Hallway

Lounge
15'11 x 11'1 (4.85m x 3.38m)

Kitchen Diner
15'11 x 9'3 (4.85m x 2.82m)

Rear Lobby

WC

FIRST FLOOR

Bedroom
13'4 x 6'11 (4.06m x 2.11m)

Bedroom
14'1 x 11'2 (4.29m x 3.40m)

Bedroom
8'9 x 8'3 (2.67m x 2.51m)

Bathroom/WC





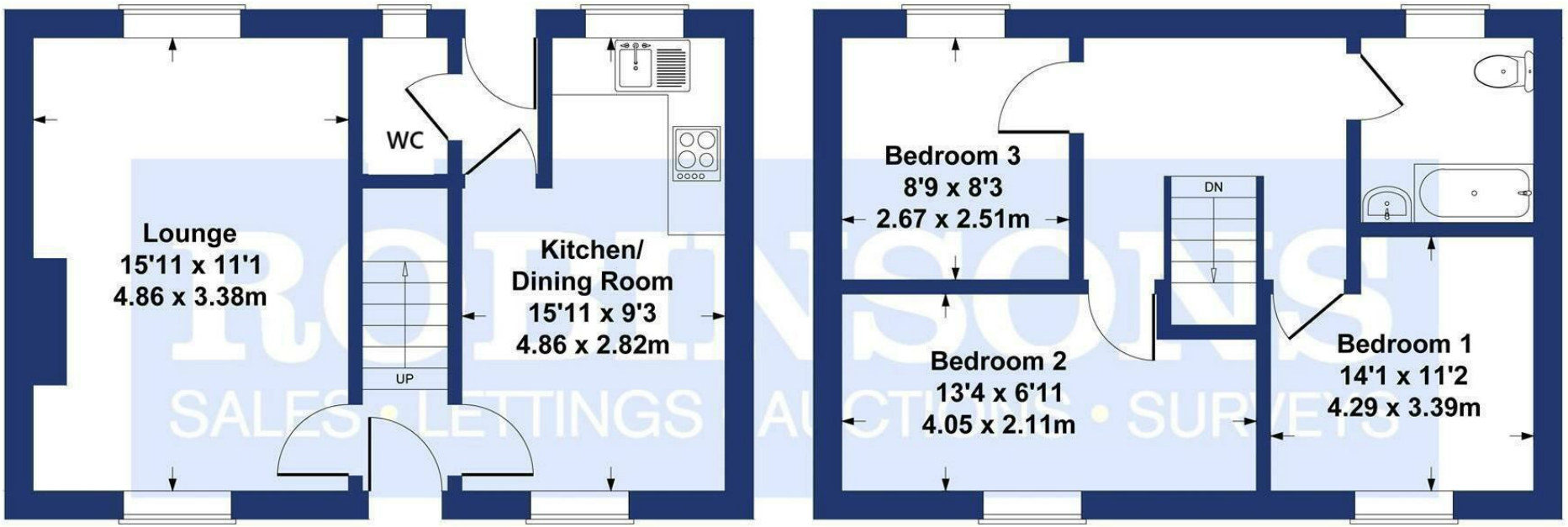




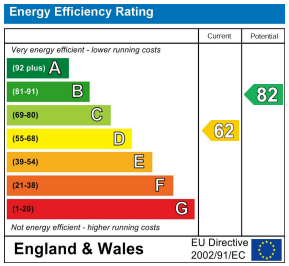


Laurel Avenue

Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR **FIRST FLOOR**



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. 2023

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. 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

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons