



Friarside, Witton Gilbert, DH7 6RY
3 Bed - House - Semi-Detached
O.I.R.O £189,950

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Friarside Witton Gilbert, DH7 6RY

Popular Village Location ** Good Size Rear Garden With Sunny Aspect ** New Upvc Double Glazed Windows & Composite Doors ** Driveway & Garage ** Competitive Price ** Some General Updating Required ** GCH ** Good Road Links ** Outskirts of Durham ** Must Be Viewed **

The floor plan comprises; entrance porch, hallway with stairs to the first floor, good size through lounge and dining room, which has French doors to the rear garden. There is also a fitted kitchen with door to the rear external. The first floor has three bedrooms, bathroom and separate WC. Outside, the property occupies a pleasant position with sunny rear aspect. There are gardens, driveway and detached garage.

Witton Gilbert enjoys superb connectivity to nearby towns and cities, with Durham City situated a mere 5 miles away. This advantageous proximity ensures residents have convenient access to urban amenities while relishing the tranquillity of a village life. Within the heart of Witton Gilbert, residents benefit from a variety of essential services, including general store catering to everyday needs, a well-established school, and traditional public houses providing a cosy gathering spot for locals. Moreover, the village boasts picturesque landscapes adorned with delightful walks and cycle tracks, inviting residents to immerse themselves in the natural beauty of the surrounding countryside. Whether strolling along scenic pathways or pedalling through verdant trails, Witton Gilbert offers an idyllic setting for both leisurely pursuits and daily living, blending the charm of rural living with the convenience of modern amenities.









GROUND FLOOR

Entrance Porch

Hallway

Lounge Dining Room

25'2 x 11'2 (7.67m x 3.40m)

Kitchen

11'0 x 8'0 (3.35m x 2.44m)

FIRST FLOOR

Bedroom

10'6 x 13'0 (3.20m x 3.96m)

Bedroom

10'3 x 9'5 (3.12m x 2.87m)

Bedroom

8'0 x 8'2 (2.44m x 2.49m)

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average to Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.a

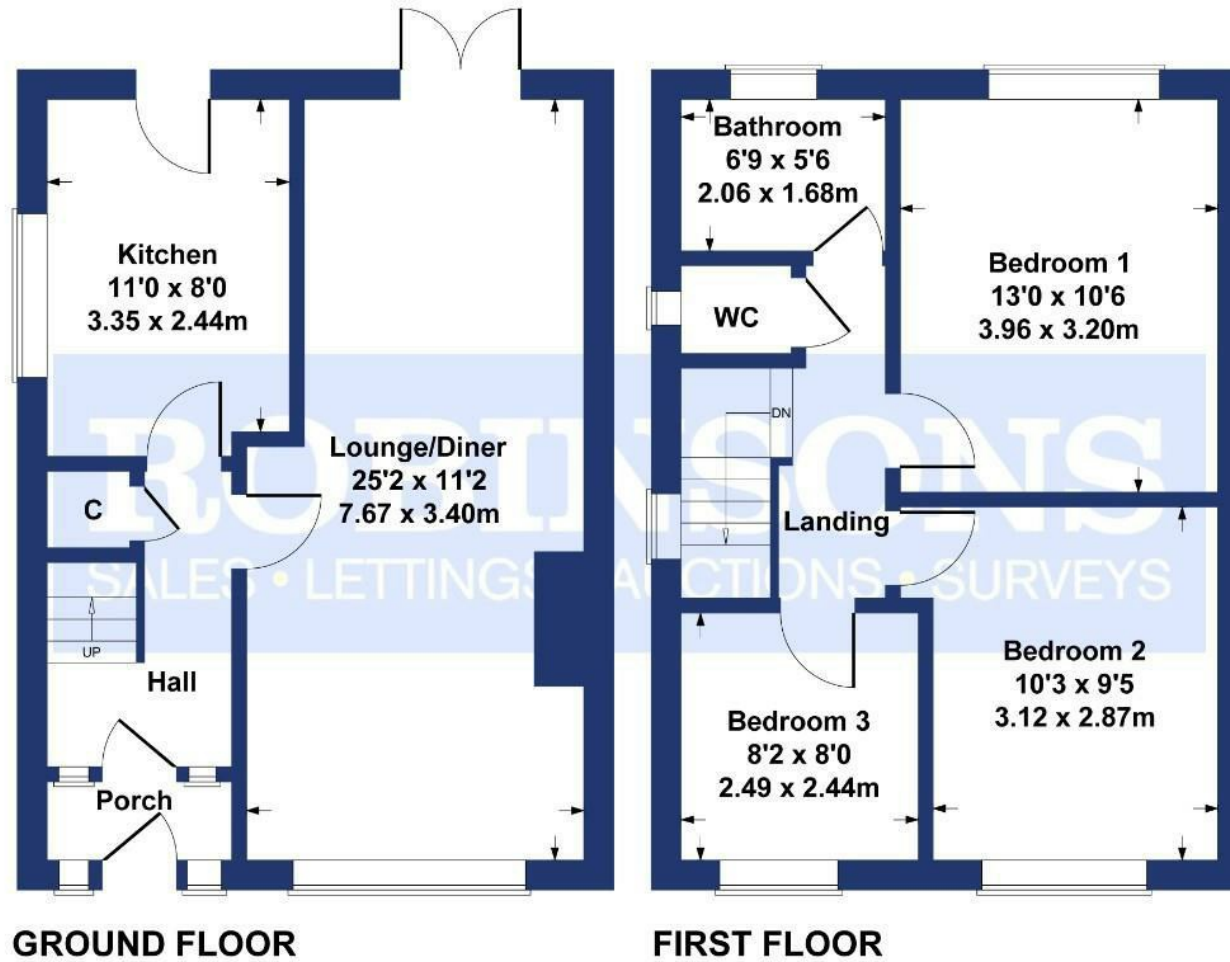
Energy Rating: D



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.

Friarside

Approximate Gross Internal Area
893 sq ft - 83 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			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			66
(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.



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