



Oak Lea, Witton Gilbert, DH7 6RW
2 Bed - House - Semi-Detached
£100,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Oak Lea

Witton Gilbert, DH7 6RW

* NO CHAIN * WELL PRESENTED THROUGHOUT * MODERN KITCHEN AND BATHROOM * TWO DOUBLE BEDROOMS *

Offered for sale with no chain is this well-presented two-bedroom semi-detached home which has been updated and benefits from a reconfigured layout, creating a larger-than-average kitchen.

Ideal for first-time buyers, couples, or investors, the property offers a comfortable living space with modern finishes throughout.

The entrance hallway leads to a spacious lounge/dining area with views over the rear garden, while the kitchen is stylishly fitted with integrated cooking appliances.

Upstairs, there are two generous double bedrooms and a modern bathroom featuring a white suite and shower over the bath with screen.

Externally, the front garden includes a gravelled section, while the rear garden, accessible via the side, is designed for easy maintenance with artificial grass. There is also a large storage area. The home is fully double-glazed and heated via a gas combination boiler.

Conveniently located, the village offers a range of local amenities, with Durham City Centre just four miles away, providing extensive shopping and leisure facilities. Excellent road links via the A691 make it ideal for commuters.









GROUND FLOOR

Entrance Hallway

Lounge / Dining Room

16'4" x 10'9" (5 x 3.3)

Kitchen

11'9" x 10'5" max (3.6 x 3.2 max)

FIRST FLOOR

Landing

Bedroom

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

Bedroom

12'1" x 8'10" (3.7 x 2.7)

Bathroom

7'6" x 6'2" (2.3 x 1.9)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 53 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

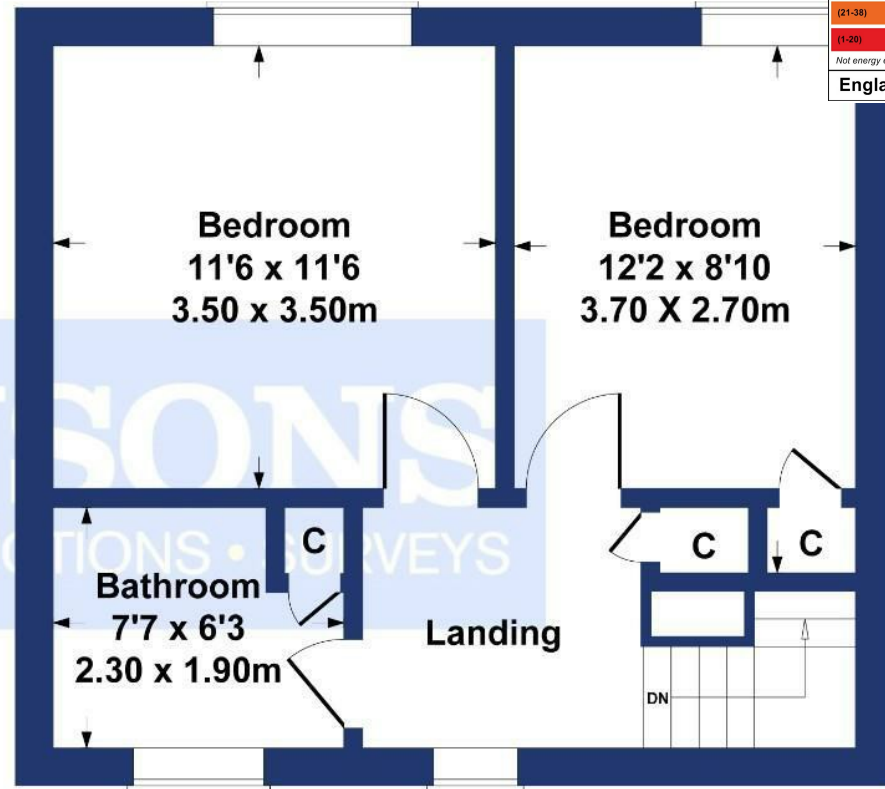
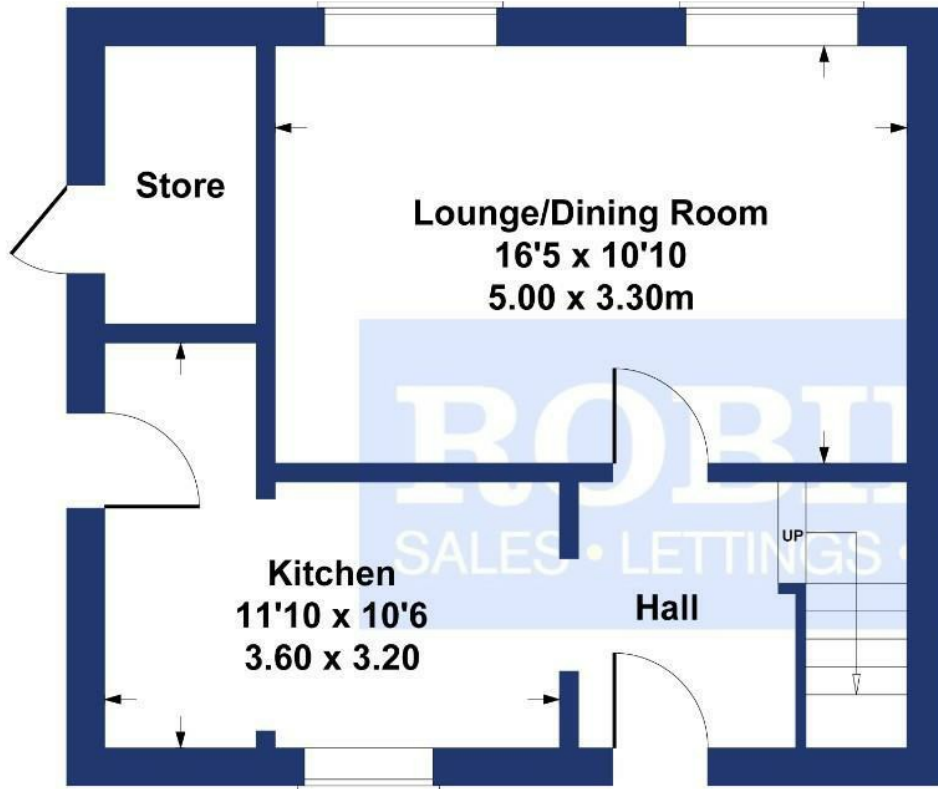
Energy Rating: TBC

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.

Oak Lea

Approximate Gross Internal Area
753 sq ft - 70 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(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.

