



Sherburn Road, Gilesgate, DH1 2JW
3 Bed - House - Semi-Detached
O.I.R.O £215,000

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Sherburn Road Gilesgate, DH1 2JW

Stunning Family Home ** Extensive Drive & Private Sunny Garden ** Garage ** Walking Distance to City ** Amenities & Road Links ** Remodelled Floor Plan ** Double Glazing & GCH Via Combi ** Modern Fitted Kitchen ** Early Viewing Advised **

The floor plan encompasses a vestibule accessed through an eye-catching stained glass door leading to a welcoming hallway. From there, you'll find the cosy lounge boasting a front bay window and a distinctive fireplace. Positioned towards the rear of the property is the recently upgraded and striking kitchen and dining area, offering an ideal space for relaxation or entertaining. This area features a breakfast bar and French doors that open up to the delightful south-facing and private rear garden. Adding to the convenience, there's a downstairs cloakroom/WC. Upstairs, you'll discover three bedrooms: two spacious doubles with fitted wardrobes and a single bedroom or potential home office. The family bathroom/WC, complete with an over-bath shower, rounds off this impressive home.

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

Entrance Vestibule

Hallway

Lounge

13'11 x 10'11 (4.24m x 3.33m)

Kitchen Dining Room

20'10 x 11'01 (6.35m x 3.38m)

Cloak/WC

FIRST FLOOR

Bedroom

10'10 x 10'0 (3.30m x 3.05m)

Bedroom

11'04 x 10'0 (3.45m x 3.05m)

Bedroom

8'02 x 7'11 (2.49m x 2.41m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

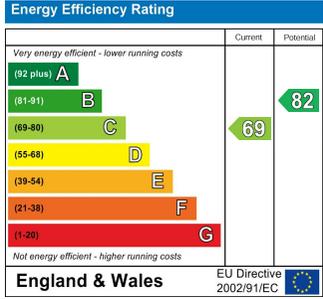
Council Tax: Durham County Council, Band C - Approx. £2161 p.a

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.





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

