



Front Street, Witton Gilbert, DH7 6SY  
2 Bed - House - Terraced  
O.I.R.O £129,950

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**\*\* Superb Cottage Style Home \*\* Sash Double Glazing \*\* Outskirts of Durham \*\* Ideal For A Variety of Buyers \*\* Popular Village Location \*\* GCH Via Combination Boiler \*\* Must Be Viewed \*\***

This exceptional two bedroom end terraced stone-built cottage, a rare find in the market, exudes unparalleled charm and character. Appointed to an exceptionally high standard, this property showcases bare stone and brick walls in various areas, alongside low-level double-glazed sash windows that add to its allure.

The ground floor seamlessly integrates a lounge, dining, and kitchen area, with the kitchen boasting wood worktops, built-in cooking appliances, and a washing machine. The bathroom offers both bath and showering facilities. Ascending to the first floor, the landing features a partially exposed bare stone wall, leading to two generously-sized double bedrooms tastefully decorated in neutral colours. Externally, there is an enclosed courtyard style garden, which we have been advised has a right of access and is partially unadopted, which could be registered from 2025.

Nestled in the sought-after location of Front Street, Witton Gilbert, this property resides amidst a blend of period and recently constructed homes. Within walking distance are two esteemed public houses, while a local primary school is conveniently situated approximately 100 meters away.

Witton Gilbert benefits from its proximity, being a mere 10-minute drive to Durham City centre and Chester-le-Street. Additionally, an excellent public transport network along Front Street provides connections to Lanchester, Consett, and Durham City, enhancing convenience for residents.



## GROUND FLOOR

### Stunning Open Plan Living Dining & Kitchen Area

26'1 x 9'4 (7.95m x 2.84m)



### Bedroom

12'11 x 11'1 (3.94m x 3.38m)



### Bedroom

9'9 x 7'5 (2.97m x 2.26m)

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 48 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A approx.

£1544pa

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.

## Bathroom/WC

5'8 x 5'7 (1.73m x 1.70m)

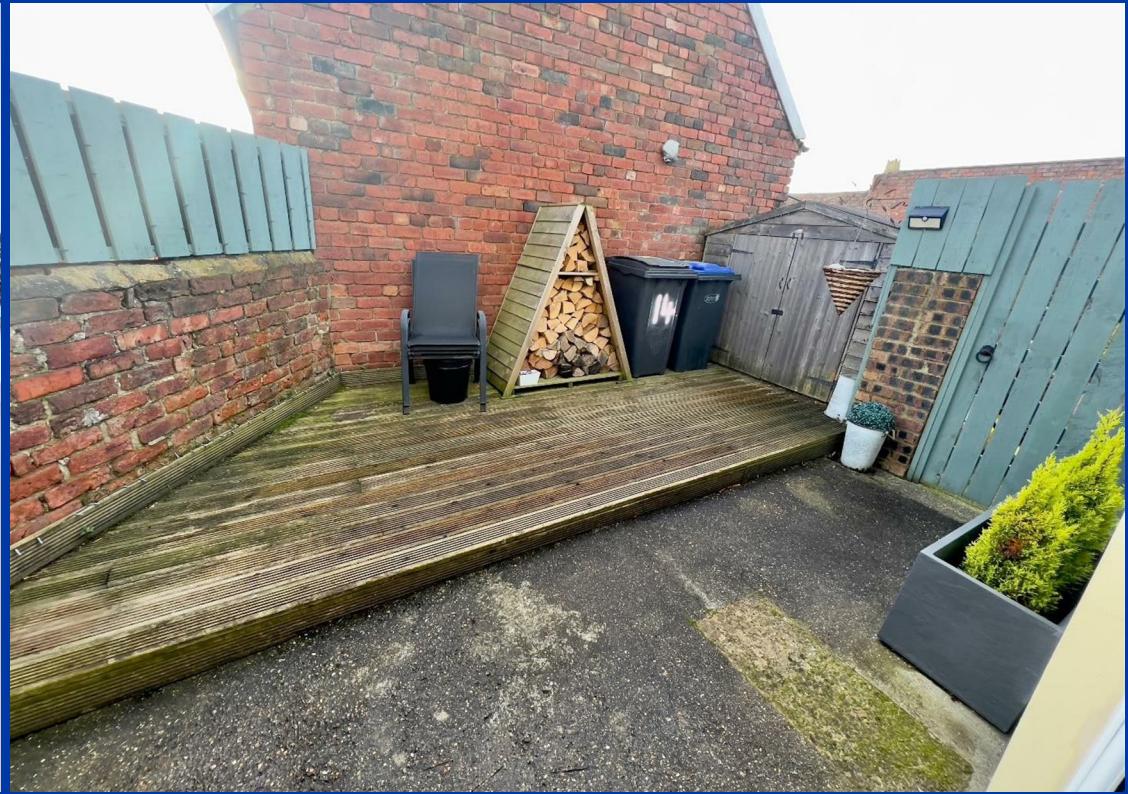
## FIRST FLOOR

### Agent Notes

Electricity Supply: Mains

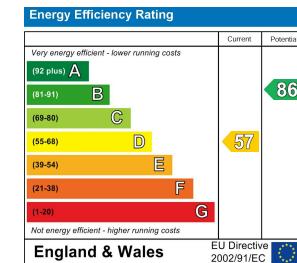
Water Supply: Mains

Sewerage: Mains



DON'T WORRY  
BE HAPPY





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.

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