



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)



Bathroom/WC

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

FIRST FLOOR

Bedroom

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

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

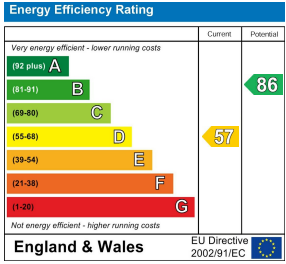
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DON'T WORRY
BE HAPPY





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