



Hillside, Witton Gilbert, DH7 6RB
2 Bed - House - Semi-Detached
£89,950

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No Upper Chain ** Pleasant Position ** Detached Garage & Driveway ** Enclosed Garden ** Popular Village Location ** Double Glazing & GCH Via Combi ** Good Potential ** Outskirts of Durham ** Early Viewing Advised **

The floor plan comprises; entrance hall, comfortable lounge with gas fire, separate dining room with walk through to the kitchen. There is also a convenient downstairs cloak/WC. The first floor has two double bedrooms and bathroom/WC. Outside, the property occupies a pleasant position on a generous plot with enclosed garden, detached garage and driveway.

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

Hallway

Lounge

15'10 x 11'9 (4.83m x 3.58m)

Kitchen & Dining Room

15'10 x 13'2 (4.83m x 4.01m)

WC

FIRST FLOOR

Bedroom

15'10 x 9'10 (4.83m x 3.00m)

Bedroom

11'9 x 9'7 (3.58m x 2.92m)

Bathroom/WC

Agents Notes

Council Tax: Durham County Council, Band A - Approx.

£1701 p.a

Tenure: Freehold

Estate Management Charge - NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the

Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to

the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Not aware of

Probate – being applied for

Rights & Easements – None known

Flood risk – Refer to the Gov website -

<https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website -

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

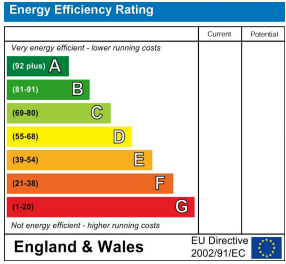
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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