



Park View, Witton Gilbert, DH7 6TH
2 Bed - House - Terraced
O.I.R.O £115,000

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Park View Witton Gilbert, DH7 6TH

Superb Position ** Private Rear with Garden Access ** Outskirts of Durham ** Good Road Links ** Spacious Layout ** Double Glazing & GCH ** Ideal Starter or Young Family Home **

The accommodation briefly comprises: entrance hallway, two generous reception rooms, both featuring solid fuel/wood burning fires. The lounge benefits from a charming bay window, enjoying a pleasant outlook to the front.

The kitchen is fitted with a range of wall and base units and provides access to the rear external area, along with the ground floor bathroom/WC.

To the first floor, there are two double bedrooms and an additional box room, ideal for a child's bedroom, nursery or home office.

Externally, the property is pleasantly positioned with a front garden and open outlook. To the rear is an enclosed courtyard garden, along with an additional garden area located over the service lane. Please note, this additional garden has been maintained for many years but is not included within the original title.

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

Lounge

11'09 x 11'03 (3.58m x 3.43m)

Dining Room

13'04 x 12'02 (4.06m x 3.71m)

Kitchen

8'10 x 7'01 (2.69m x 2.16m)

Bathroom/WC

7'11 x 7'01 (2.41m x 2.16m)

FIRST FLOOR

Bedroom

15'07 x 11'10 (4.75m x 3.61m)

Bedroom

12'06 x 9'03 (3.81m x 2.82m)

Box Room

9'05 (max) x 5'10 (2.87m (max) x 1.78m)

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – no

Rights & Easements – The rear garden has been maintained for many years but is not on the original title

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 – Main stairs have been changed around

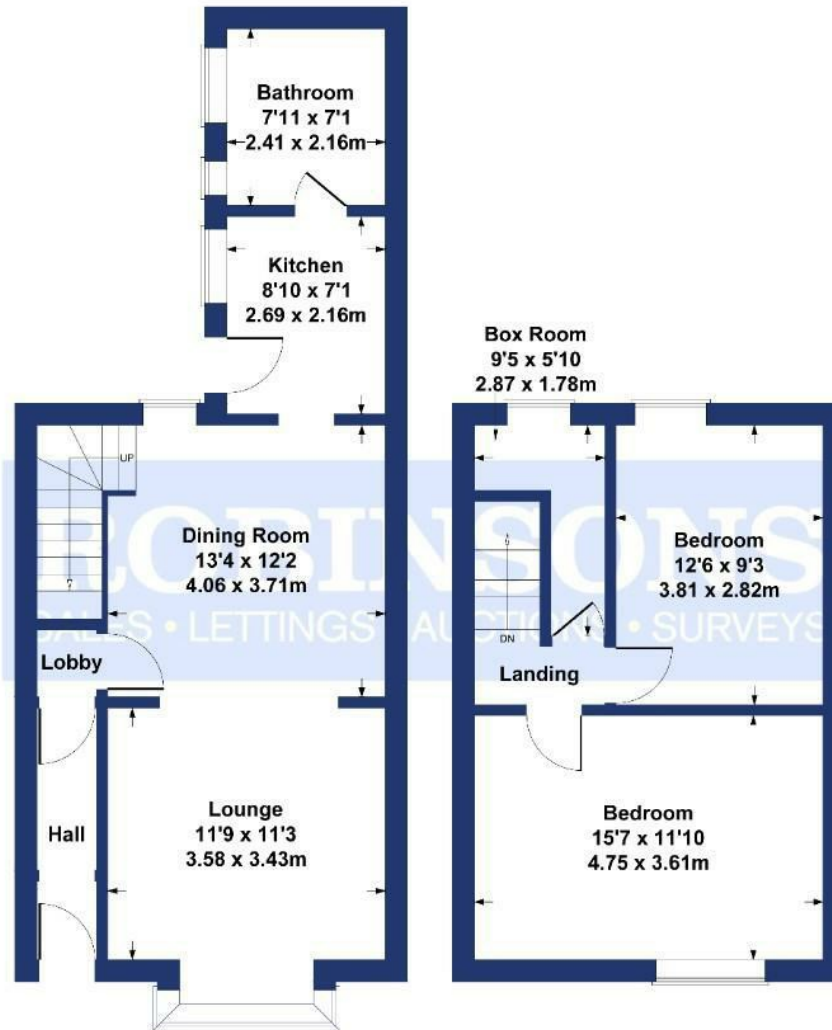
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Park View

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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