



© Robinsons Estate Agents

Prebends Field, Gilesgate, DH1 1HH  
3 Bed - House - Semi-Detached  
£195,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Prebends Field Gilesgate, DH1 1HH

## NO CHAIN

The property has been thoughtfully upgraded and well maintained by the current owners, featuring a range of modern improvements including solar panels for improved energy efficiency, a stylish refitted kitchen and contemporary shower room, an upgraded boiler, and elegant oak internal doors throughout. These enhancements combine to create a comfortable and move-in-ready home suited to modern living.

The internal layout is both practical and spacious. An entrance porch leads into a welcoming hallway, complete with a useful cloaks cupboard for storage. The generously sized living room is filled with natural light from a large picture window and flows seamlessly into the dining room. From here, patio doors open into the conservatory, creating a versatile and sociable space ideal for family life, relaxing, or entertaining guests. The comprehensively fitted kitchen offers a wide range of integrated appliances and ample storage, and it connects conveniently to a separate utility room with direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation and flexibility for family living, guest space, or a home office. These are complemented by a modern refitted shower room and a separate WC, enhancing practicality for busy households.

Externally, the property continues to impress with well-kept gardens to both the front and rear, offering pleasant outdoor spaces for relaxation and recreation. A driveway provides off-street parking and leads to a garage, adding further convenience and storage options.

Situated in Gilesgate Moor, the property enjoys a highly convenient location with a wide range of local amenities available within walking distance, including shops, schools, and everyday services. There are excellent transport links to Durham, while the nearby A1(M) and A690 provide easy access to surrounding areas, making it an ideal base for commuters and families.







© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



#### LOCATION

Gilesgate is a highly sought-after village, prized for its enviable location just a short distance from the heart of Durham. It offers the perfect balance between peaceful village living and easy access to the city's vibrant cultural and social scene. Residents can enjoy scenic riverside walks along the River Wear, as well as pleasant strolls into the historic city centre, making it especially appealing to those who value both convenience and natural surroundings.

The village is particularly well-positioned for commuters. Its proximity to the local train station provides direct rail links to major cities, while the nearby A690 offers straightforward access to the A1(M), ensuring excellent connectivity for those travelling by car. This combination of transport options makes Gilesgate an ideal base for professionals working both locally and further afield.

Within Gilesgate itself, there is a strong sense of community supported by a range of everyday amenities. Residents benefit from local shops, a convenience store, and a friendly public house, alongside a variety of takeaway options catering to different tastes. For more extensive shopping and services, the nearby Dragonville Retail Park provides a wide selection of retail outlets, a supermarket, and a petrol station. In addition, Durham city centre offers an even broader array of shops, restaurants, leisure facilities, and cultural attractions.

Gilesgate is also an excellent choice for families, thanks to the quality and variety of nearby educational options. Well-regarded primary schools are within easy reach. For secondary education, residents have access to respected institutions including Durham Johnston School and St Leonard's Catholic School, ensuring strong educational provision for children of all ages.

Overall, Gilesgate combines convenience, connectivity, and community, making it an attractive and practical place to call home.

#### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains (property also has EV charging point and owned solar panels)

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 – 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 – Conservatory and porch

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.

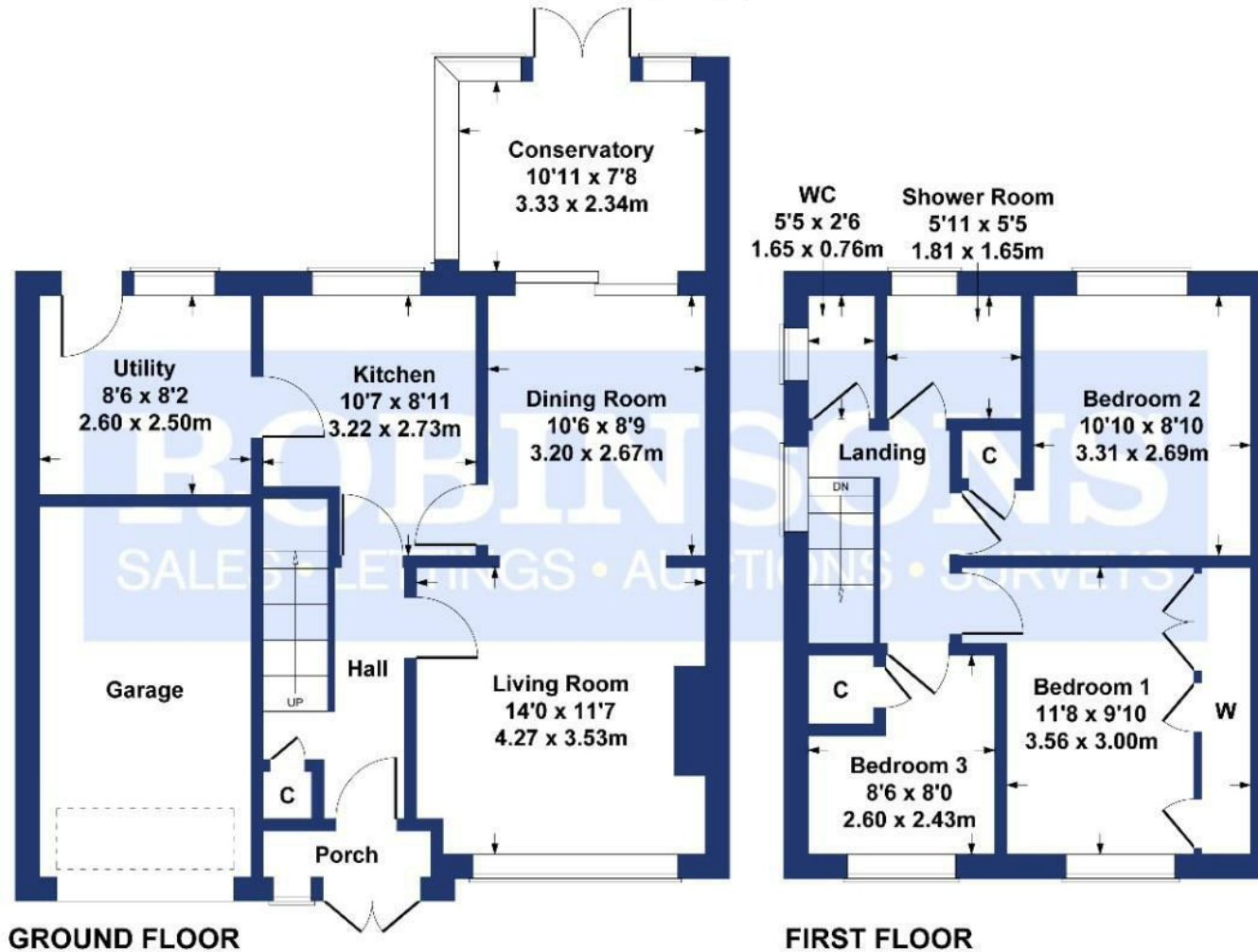
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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





# Prebends Field

Approximate Gross Internal Area  
969 sq ft - 90 sq m  
(Excluding Garage)



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	81	83
(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.



© Robinsons Estate Agents

1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk

