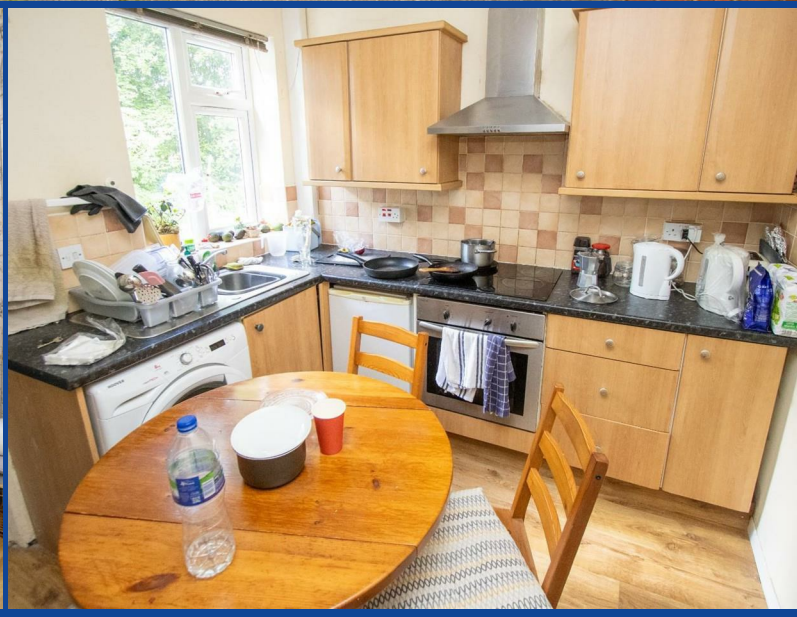

Wakenshaw Road, Gilesgate, DH1 1EP
2 Bed - House - Semi-Detached
Offers Over £115,000

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** Ideal Investment - Tenanted £519pcm ** Substantial Growth Potential ** Walking Distance to City ** Good Road Links & Amenities ** Generous Plot ** Sunny Rear Aspect **

Occupying a pleasant position within the ever-popular Gilesgate area, this well-presented two-bedroom property offers an excellent opportunity for investors and owner-occupiers alike. Conveniently located within walking distance of Durham City Centre, the property enjoys easy access to a wide range of local amenities, highly regarded schools, Durham University buildings, and excellent transport links via the A690 and A1(M), making it ideally placed for commuters and students.

Currently tenanted and generating an income of £519 per calendar month, the property presents an attractive investment opportunity with considerable scope for future rental growth in this consistently sought-after location.

Benefiting from double glazing and gas central heating throughout, the accommodation briefly comprises: entrance porch, welcoming hallway, comfortable lounge, separate dining room, fitted kitchen, two generous double bedrooms, and a family bathroom/WC.

Externally, the property enjoys a pleasant open outlook to the front, whilst to the rear there is a generous enclosed garden which benefits from a sunny aspect, providing an ideal space for outdoor relaxation and entertaining.

Properties in this location remain highly desirable due to their proximity to Durham City, excellent amenities, university facilities, and strong rental demand. Early viewing is highly recommended.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – 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 – None known
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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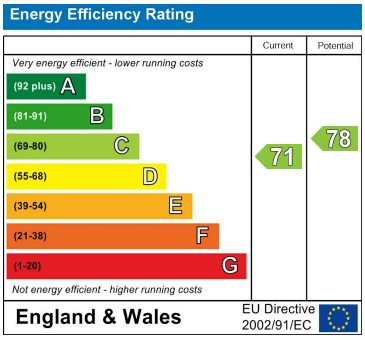
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

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WYNYARD
The Wynd
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E: info@ robinsonswynyard.co.uk

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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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