



Old Elvet, DH1 3HL  
3 Bed - House - Semi-Detached  
O.I.R.O £182,950

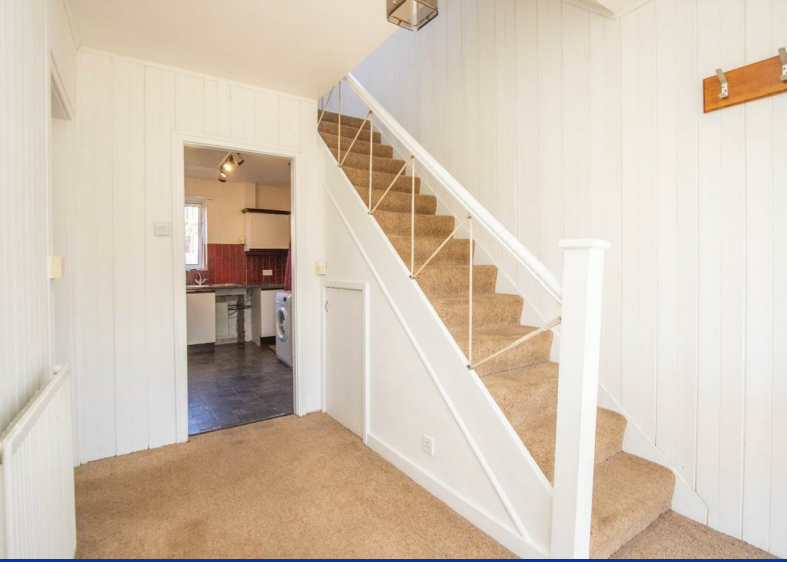
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Offered with no onward chain, this well-proportioned property presents an excellent opportunity for first-time buyers or families seeking a home with great potential. While some general upgrading is required, the property benefits from a spacious floor plan, scope for extension, and a popular, convenient location. The accommodation includes an entrance porch, a generous hallway, a bright and comfortable through lounge-dining room, and a fitted kitchen with access to the rear garden. On the first floor, there are three well-sized bedrooms and a family bathroom with WC.

Outside, the home is positioned pleasantly with gardens to the front and rear. The front garden features a driveway offering off-street parking and access to a single garage with a remote-control door. The enclosed rear garden is of generous size, offering both lawn and patio areas ideal for outdoor relaxation and family use. Additional benefits include UPVC double glazing and gas central heating via a back boiler.

Located in the highly desirable village of Gilesgate, the property is perfect for those who enjoy leisurely riverside walks or the convenience of walking into Durham City. The area is well-connected, with easy access to the A690 and A1(M), and Durham train station nearby—making it ideal for commuters. Local amenities are plentiful, including shops, a convenience store, a welcoming pub, and several takeaway options. The nearby Dragonville Retail Park offers additional shopping, supermarkets, and a petrol station, while Durham City centre provides a wider range of amenities and cultural attractions.

Families are particularly well-served by a choice of local schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School, as well as access to Durham Johnston and St Leonard's Catholic School, making this a superb choice for growing families.



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**Monks Crescent**  
Approximate Gross Internal Area  
1076 sq ft - 100 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. 2024

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| 105-91                                      | B |                         |           |
| 89-85                                       | C |                         |           |
| 75-84                                       | D |                         |           |
| 59-74                                       | E |                         |           |
| 45-58                                       | F |                         |           |
| 35-44                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| 102-91  | B |                         |           |
| 89-80   | C |                         |           |
| 75-64   | D |                         |           |
| 59-54   | E |                         |           |
| 45-38   | F |                         |           |
| 35-28   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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