



Old Elvet, DH1 3HL
3 Bed - House - Semi-Detached
£190,000

ROBINSONS
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Investment ** Sold With Tenant **

Spacious Floor Plan ** Popular & Convenient Location **
Pleasant Rear Garden ** Close to Shops, Local Park & Major
Road Links ** Parking & Garage ** Upvc Double Glazing &
GCH Via Back Boiler **

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.

OUR SERVICES

Mortgage Advice

Conveyancing

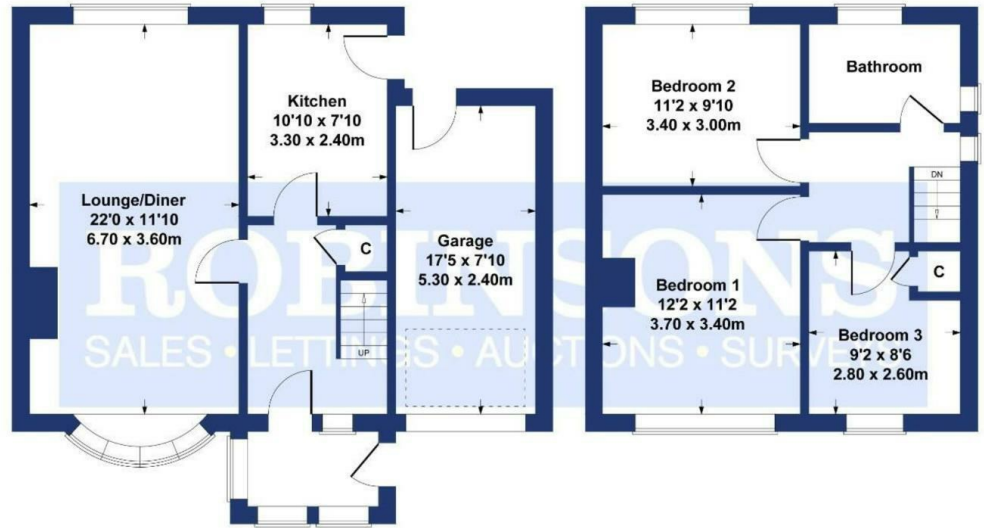
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DURHAM

 1-3 Old Elvet
 DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

 19A old Elvet
 DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

 45 Front Street
 DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

 120 Newgate Street
 DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

 Royal Corner
 DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

 11 Cheapside
 DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

 3 High Street
 TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

 The Wynd
 TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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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www.robinsonsestateagents.co.uk