



ROBINSONS  
0191 386 2777  
FOR SALE

Abbots Row, Gilesgate, DH1 1HE  
2 Bed - Bungalow - Semi Detached  
O.I.R.O £159,950

**ROBINSONS**  
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# Abbots Row

## Gilesgate, DH1 1HE

Cul-De-Sac Position \*\* Detached Garage \*\* Popular Location \*\* Gardens & Parking \*\* Double Glazing & GCH \*\*

The layout encompasses: an entrance lobby that welcomes you into the residence, an inviting living room perfect for relaxation, a fitted kitchen, two generously sized double bedrooms for utmost comfort, a white suite bathroom/WC offering convenience, and a practical utility space. Step outside to discover a driveway leading to a detached garage, accompanied by expansive gardens to the rear and side, providing ample outdoor space for leisure and recreation.

Located in the sought-after Abbots Row residential development within Gilesgate, the property enjoys proximity to local shops and amenities. Durham City Centre, offering a wider range of facilities, is only about one and a half miles away. Convenient for commuters, Gilesgate is a short drive from the A1(M) Motorway Interchange, providing easy access to both the North and South.









### **Hallway**

### **Living Room**

14'9 x 13'6 (4.50m x 4.11m)

### **Kitchen**

8'10 x 8'5 (2.69m x 2.57m)

### **Utility Area**

### **Bedroom**

11'6 x 10'11 (3.51m x 3.33m)

### **Bedroom**

12'2 x 8'5 (3.71m x 2.57m)

### **Bathroom/WC**

### **Garage**

16'2 x 8'1 (4.93m x 2.46m)

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

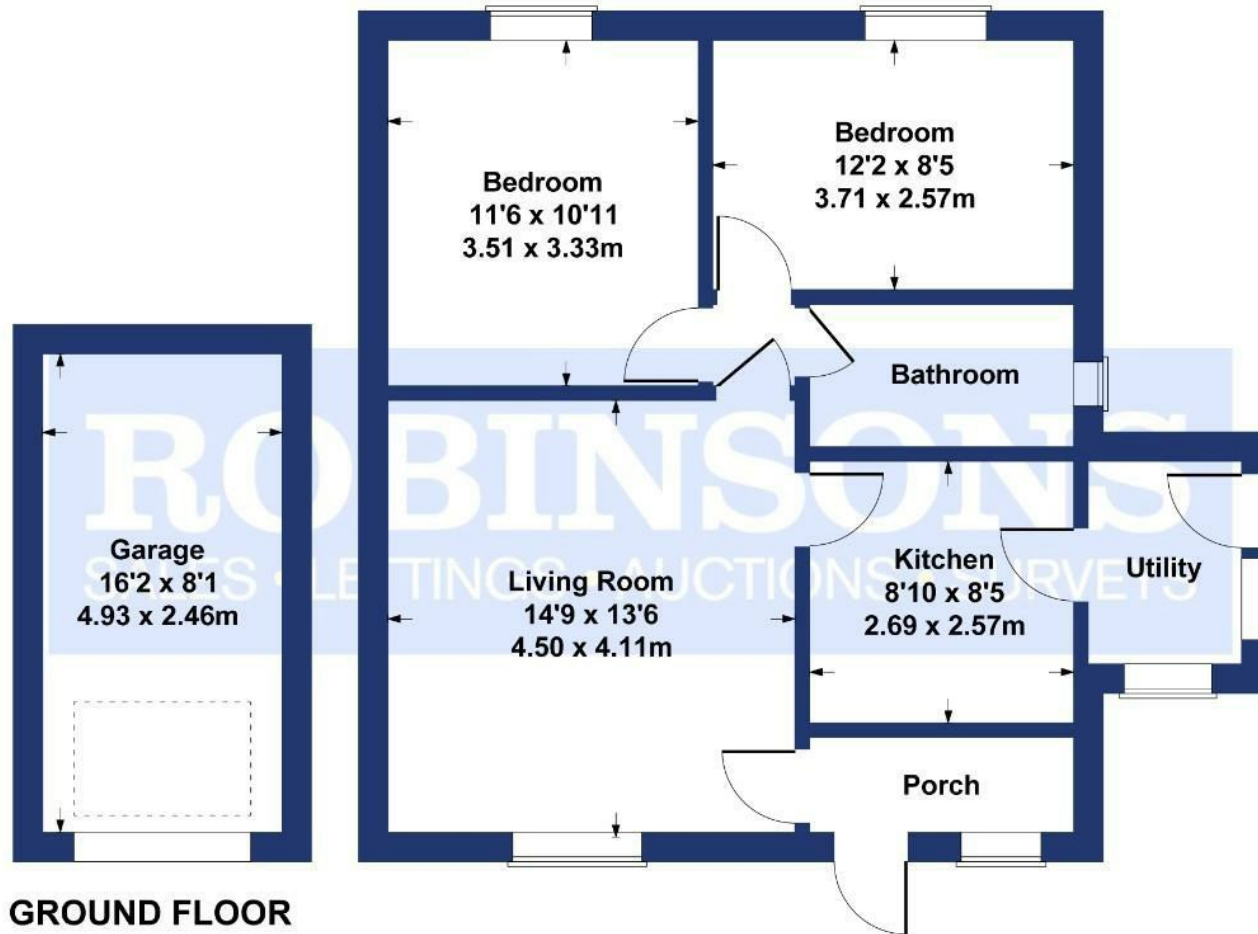
Council Tax: Durham County Council, Band B - Approx. £1801 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

# Abbotts Row

Approximate Gross Internal Area  
788 sq ft - 73 sq m



**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			
(82 plus)	A		83
(81-81)	B		
(69-80)	C		
(55-68)	D	62	
(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.

