



Moor Crescent, Gilesgate, DH1 1DJ
5 Bed - House - Semi-Detached
O.I.R.O £299,950

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Moor Crescent Gilesgate, DH1 1DJ

Superb Family Home ** Extended & Versatile Floor Plan ** Modern Fixture & Fittings **
Private Rear Aspect ** Ample Driveway Parking ** Popular & Convenient Location ** Close
to Durham Centre ** Good Road Links ** Early Viewing Advised **

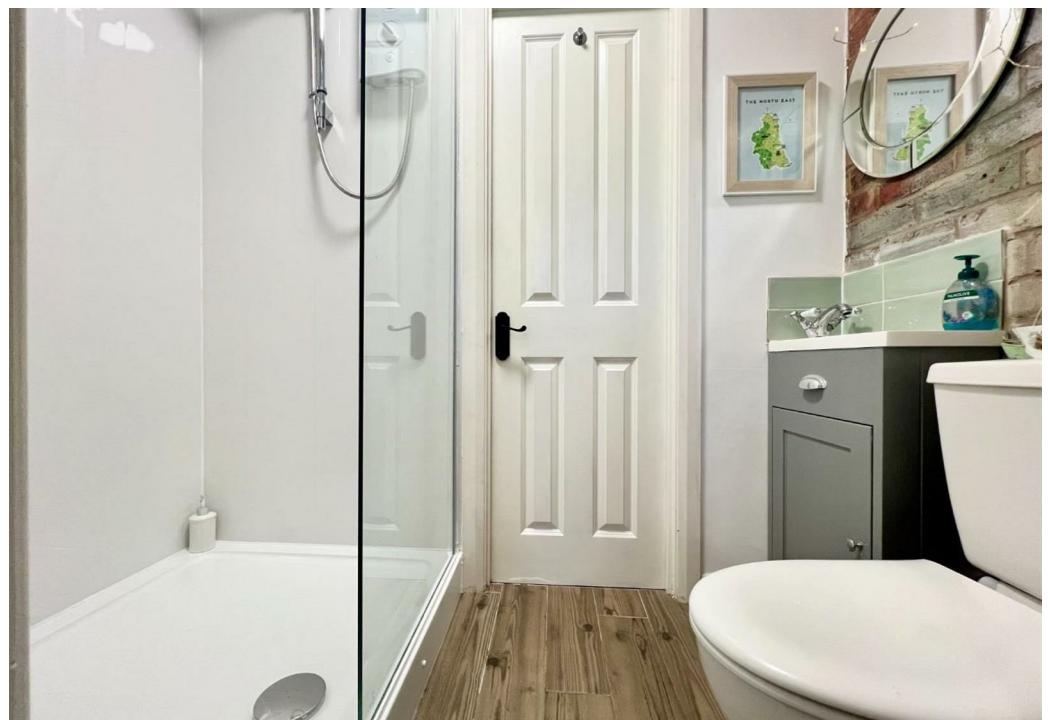
The floor plan includes: an entrance porch leading to an inviting hallway, a cosy lounge, and a stunning kitchen-dining room equipped with a range of units and integrated appliances. The spacious, full-width garden room provides a perfect setting for relaxation, entertaining, or family gatherings, with access to the rear garden. Additional features on the ground floor include a practical utility room, a snug or optional extra bedroom, and a downstairs shower room with WC. Upstairs, the property boasts five bedrooms, including a master with an en-suite shower room/WC, along with a family bathroom/WC. Externally, the home is situated in a pleasant location, offering a private rear aspect and ample off-street driveway parking.

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.













GROUND FLOOR

Entrance Porch

9'08 x 4'02 (2.95m x 1.27m)

Hallway

Lounge

16'01 x 12'01 (4.90m x 3.68m)

Kitchen Diner

23'04 x 8'10 (7.11m x 2.69m)

Garden Room

21'05 x 10'09 (6.53m x 3.28m)

Snug / Additional Bedroom

14'01 x 6'10 (4.29m x 2.08m)

Shower Room/WC

6'10 x 4'0 (2.08m x 1.22m)

Utility Room

6'10 x 6'10 (2.08m x 2.08m)

FIRST FLOOR

Bedroom

12'0 x 11'09 (3.66m x 3.58m)

En-Suite

8'06 x 3'03 (2.59m x 0.99m)

Bedroom

12'11 x 9'07 (3.94m x 2.92m)

Bedroom

14'01 x 6'10 (4.29m x 2.08m)

Bedroom

11'06 x 6'10 (3.51m x 2.08m)

Bedroom

10'03 x 7'06 (3.12m x 2.29m)

Bathroom/WC

7'04 x 5'06 (2.24m x 1.68m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

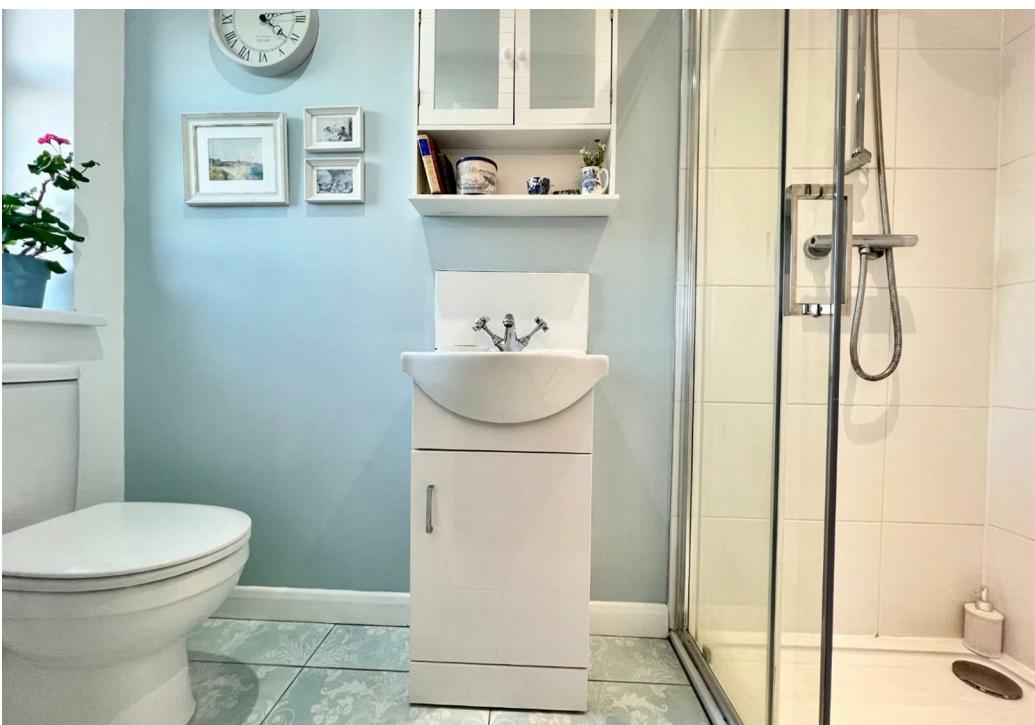
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: Pending

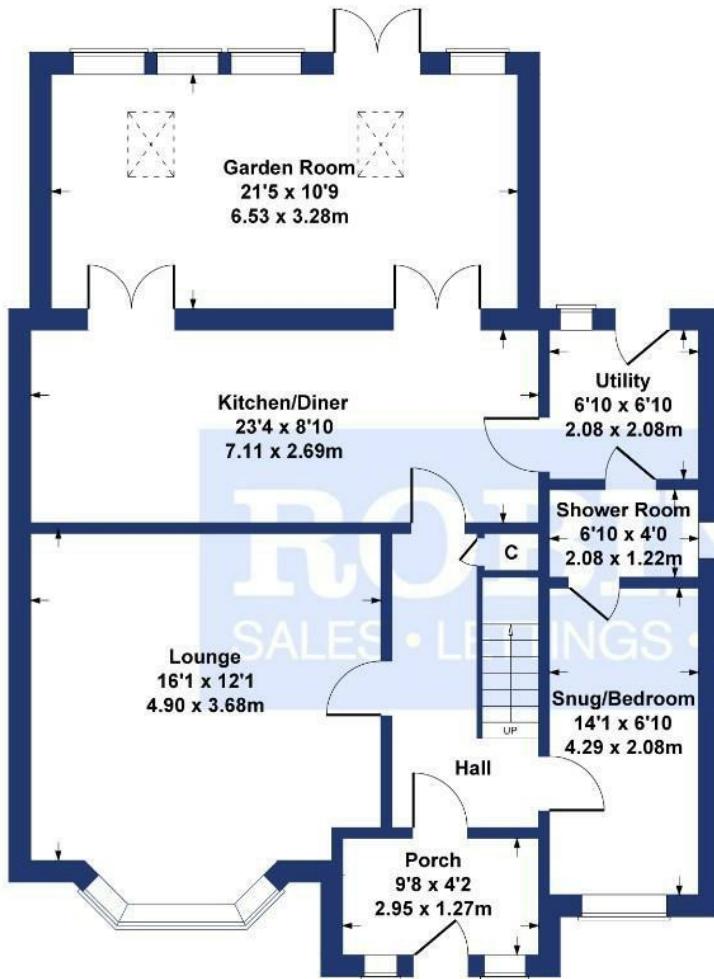
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



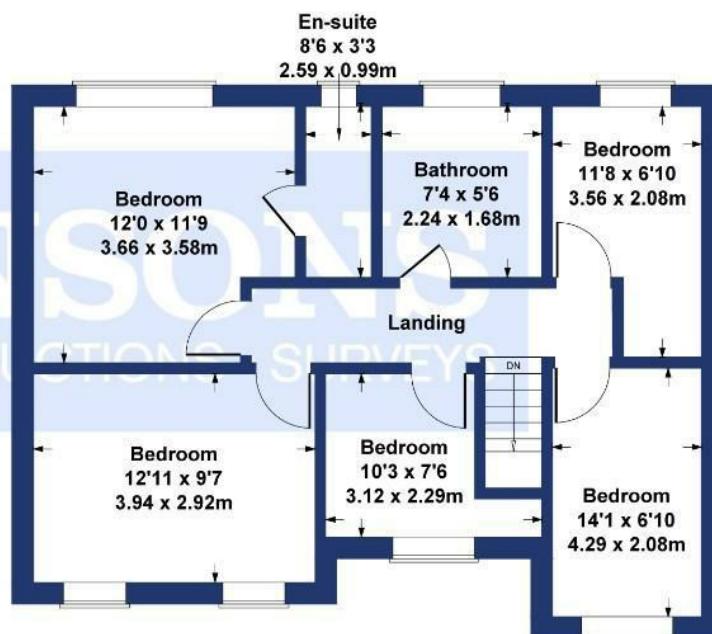
Moor Crescent

Approximate Gross Internal Area

1720 sq ft - 160 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			
(92 plus)	A	75	83
(81-91)	B		
(69-80)	C		
(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









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