Willowtree Avenue, Gilesgate, DH1 1EA
3 Bed - House - Semi-Detached
£205,000

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Willowtree Avenue
Gilesgate, DH1 1EA

Superb Family Home ** Extended, Versatile Layout ** Ample Parking & Generous Enclosed Garden ** Popular & Convenient Location ** Competitive Price ** Early Viewing Advised **

The floor plan comprises a bright and welcoming enclosed porch which opens into a central hallway leading through to a generous double-length living room, enhanced by a feature fireplace and patio doors opening directly onto the rear garden, creating a wonderful sense of light and space.

An additional reception room, cleverly converted from the original garage, offers excellent versatility and would be perfectly suited as a home office, playroom, snug or second sitting room.

To the rear, a single-storey extension has transformed the ground floor, providing an impressive dining room with UPVC patio doors that overlook and connect with the garden. The kitchen is well appointed, offering an abundance of storage and worktop space, along with room for a Range-style cooker and a selection of integrated appliances.

The first floor hosts three well-proportioned bedrooms, alongside a modern, stylish family bathroom fitted with a contemporary suite, including a separate bath and shower cubicle.

Externally, the property benefits from a block-paved driveway, a low-maintenance front garden, and a well-established and private garden to the rear, ideal for families and outdoor entertaining.

Willowtree Avenue is located within a popular and well-established development in Gilesgate, conveniently positioned for local shops, schools, and amenities. Durham City Centre, with its wider range of shopping and leisure facilities, lies approximately two miles away. The property is also ideally placed for commuters, situated just off the A690, which provides easy access to the A1(M) motorway interchange at Carrville, offering excellent transport links both north and south.

HOW TALL IS
RORY?

GROUND FLOOR

Entrance Porch

Hallway

Family Room/Office or Bedroom
15'6 x 7'11 (4.72m x 2.41m)

Lounge
13'9 x 11'2 (4.19m x 3.40m)

Dining Room
20'4 x 8'6 (6.20m x 2.59m)

Kitchen
18'9 x 7'7 (5.72m x 2.31m)

FIRST FLOOR

Bedroom
11'10 x 9'10 (3.61m x 3.00m)

Bedroom
11'10 x 10'6 (3.61m x 3.20m)

Bedroom
8'7 x 7'11 (2.62m x 2.41m)

Bathroom/WC

Agent Notes
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Tenure: Freehold
Estate Management Charge – No

Property Construction – Standard, assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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

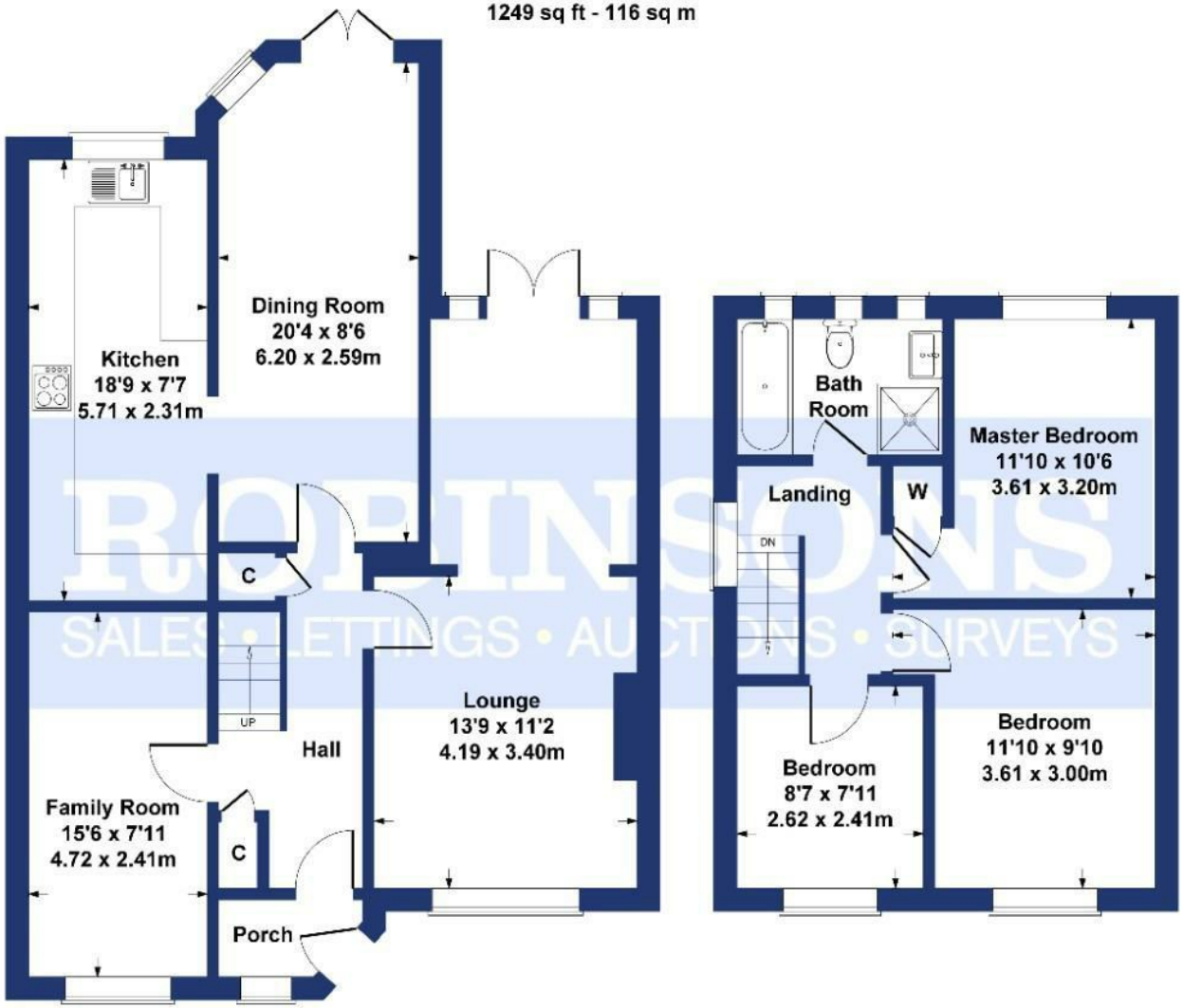
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – N/A
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.
Accessibility/Adaptations – None known.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

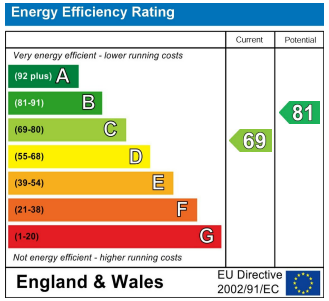
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

Willowtree Avenue

Approximate Gross Internal Area
1249 sq ft - 116 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. 2026

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.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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