



Heaviside Place, Gilesgate, DH1 1JG
3 Bed - House - End Terrace
O.I.R.O £140,000

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Walking Distance to Durham City ** No Chain ** Good Potential ** Ideal Investment ** Upgrading Required ** Early Viewing Advised **

This three-bedroom end-terraced house is situated in the highly sought-after area of Gilesgate, just a short distance from Durham city centre. The property benefits from UPVC double glazing and features an enclosed, private rear garden, offering a pleasant outdoor space with a sunny aspect.

Internally, the accommodation comprises an entrance hallway leading into a comfortable lounge and dining area, which enjoys natural light from both the front and rear windows and has gas fire. The kitchen is fitted with a range of white units, includes a breakfast bar, and provides direct access to the outside. To the first floor, there are three well-proportioned bedrooms along with a family bathroom/WC.

Externally, the property offers both front and rear gardens, with the rear garden being enclosed, making it ideal for privacy and outdoor enjoyment, and also has useful outhouse storage. While the home is located in a popular and convenient area that will appeal to a wide range of buyers, it does require some modernisation. However, it presents an excellent opportunity for those looking to add value, whether for resale or as a rental investment.



LOCATION

Gilesgate is a highly sought-after village, prized for its convenient yet picturesque setting on the edge of Durham. It offers the perfect balance between peaceful residential living and easy access to the vibrant city centre, making it especially appealing to professionals, families, and commuters alike. Residents can enjoy scenic riverside walks along the River Wear, as well as pleasant strolls into Durham's historic core, renowned for landmarks such as Durham Cathedral and Durham Castle.

For commuters, Gilesgate is exceptionally well-positioned. Its close proximity to Durham train station provides direct rail links to major cities, while the nearby A690 offers swift access to the A1(M), connecting you easily to Newcastle, Sunderland, and beyond. This strategic location makes daily travel both straightforward and efficient.

Within the village itself, residents benefit from a range of everyday amenities. These include local shops, a convenience store, a friendly public house, and a variety of take-away options catering to different tastes. Just a short drive away, the popular Dragonville Retail Park expands the offering with a wider selection of retail outlets, a supermarket, and a petrol station. For even more choice, Durham city centre provides an extensive array of shopping, dining, and leisure facilities.

Gilesgate is also well-suited to families, with a number of well-regarded schools in the area. These include St Hild's Church of England Primary School. Older students could attend highly regarded secondary schools such as Durham Johnston Comprehensive School and St Leonard's Catholic School, both known for their strong academic reputations.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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 – NA

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.

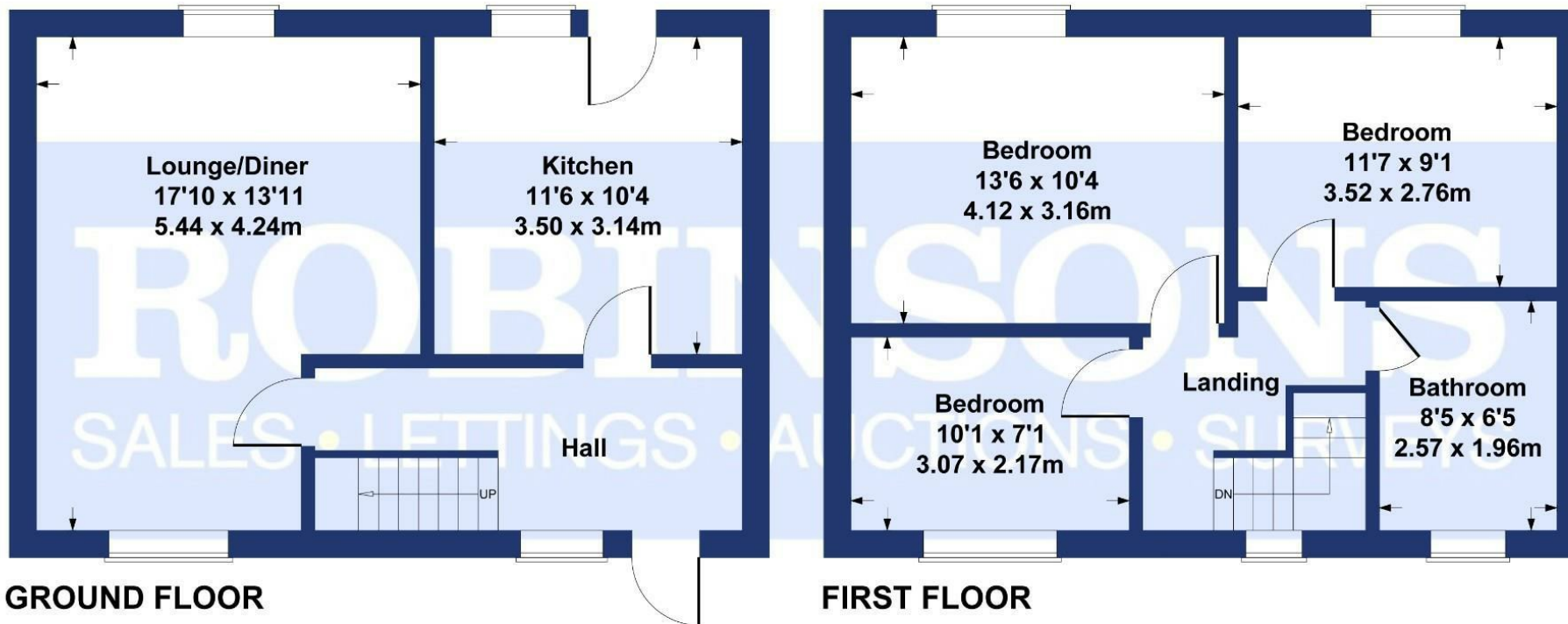
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Heaviside Place

Approximate Gross Internal Area
915 sq ft - 85 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.