



Annand Road

Gilesgate DH1 1PP

Offers In The Region Of £120,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Annand Road

Gilesgate DH1 1PP



- Highly sought after location
- EPC RATING - TBC
- Popular investment area

- Walking distance to the city centre
- Three bedrooms
- In need of modernisation

- Local amenities
- Currently rented
- Rear garden

SOLD STC IN 48 HOURS - SIMILAR PROPERTIES WANTED FOR WAITING BUYERS

This spacious three bedroom house is situated in a highly sought after location within walking distance to Durham City and close to all Gilesgate amenities.

The property provides a generous floor plan comprising of a welcoming entrance hallway with WC, spacious living room with patio doors to the garden, dining room and kitchen. To the first floor there are two double bedrooms and a further well proportioned single bedroom, all sharing the refitted shower room/WC. Externally there is a low maintenance garden to the front and a lawned garden to the rear.

We anticipate a high level of interest and early viewing is recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

Enter via UPVC double glazed door. Having a double glazed window to the front, stairs to the first floor and understairs cupboard.

Downstairs WC

With WC and double glazed opaque window to the front.

Dining Room

9'7" x 6'2" (2.93 x 1.88)

With UPVC double glazed window to the front of the property and radiator.

Living Room

14'11" x 10'6" (4.55 x 3.21)

Spacious living area with patio doors leading to rear garden and feature fireplace.

Kitchen

10'5" x 9'8" (3.18 x 2.97)

Fitted with a range of base and wall units having worktops incorporating a stainless steel sink drainer unit, an electric cooker with extractor, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, radiator and door to the rear garden.

FIRST FLOOR

Landing

With a double glazed window to the front, airing cupboard and loft hatch.

Bedroom One

12'5" x 9'2" (3.80 x 2.80)

Double bedroom with a double glazed window to the rear, radiator and two storage cupboards.

Bedroom Two

10'11" x 10'9" (3.35 x 3.30)

Double bedroom with a double glazed window to the rear, radiator and storage cupboard.

Bedroom Three

9'5" x 7'5" (2.88 x 2.27)

Further well proportioned bedroom with a double glazed window to the front and radiator.

Bathroom/WC

Comprising of a cubicle with electric shower over, WC, hand wash basin and WC to a vanity unit. Having a heated towel rail and fully tiled walls and double glazed opaque window to the front.

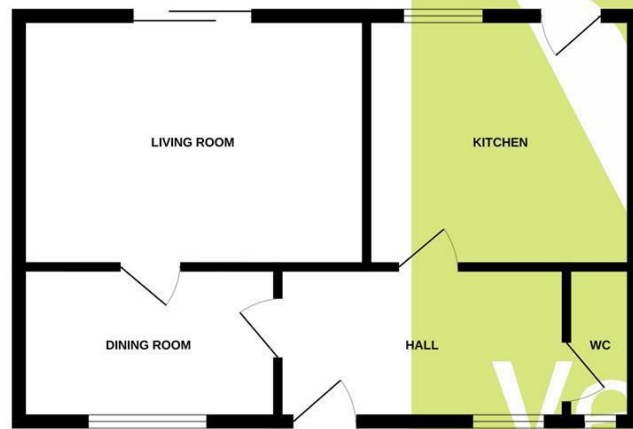
EXTERNAL

To the front of the property there is a wall enclosed garden with gated access. To the rear of the property there is fence enclosed lawned garden with patio area and two sheds.

AGENTS NOTE

Please note that the marketing photos have been provided by the vendor and the decor/condition may have changed.

GROUND FLOOR

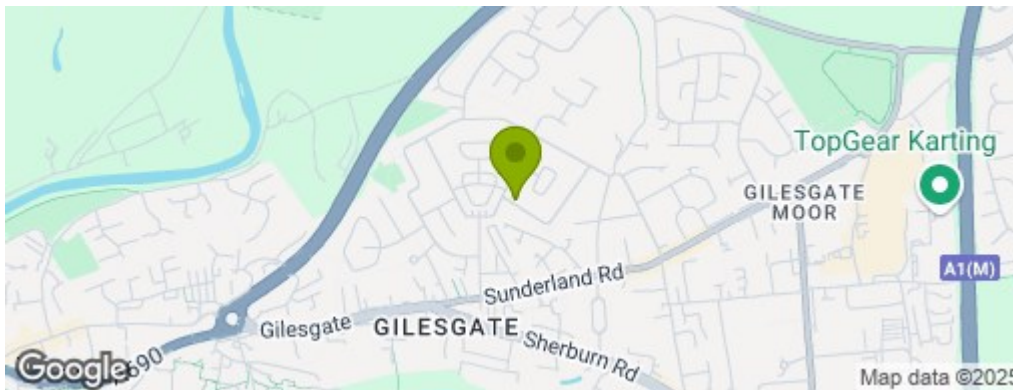


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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