



Goodyear Crescent

Gilesgate DH1 2EB

Offers In The Region Of £130,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Goodyear Crescent

Gilesgate DH1 2EB



- No chain involved
- EPC RATING - TBC
- Ideal investment opportunity

- In need of modernisation
- Three well proportioned bedrooms
- Easy access to Durham City

- Lots of potential
- Large kitchen/diner
- Close to local amenities

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available for sale with no chain involved, this spacious three bedroom semi detached house is in need of modernisation but offers lots of potential and would be a great buy to let investment.

Located within the sought after location of Gilesgate, the property is close to the Dragonville Retail Park which offers a range of shopping and leisure amenities. It is also located on the bus route for access to Durham City.

The generous floor plan comprises of an entrance hallway, spacious living room, large kitchen and rear lobby. To the first floor there are two double bedrooms, well proportioned single bedroom and bathroom/WC. Externally there is a driveway for off street parking and low maintenance gardens including a large wooden outbuilding.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor.

Living Room

15'10" x 10'8" (4.85 x 3.27)

Spacious reception room with UPVC double glazed windows to the front and rear, a gas fire and radiator.

Kitchen/Dining Room

19'4" x 8'10" (5.90 x 2.70)

Large kitchen with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob, tiled flooring, two radiators and UPVC double glazed windows to the front and rear.

Rear Lobby

Having a cloaks cupboard and UPVC double glazed door to the rear garden.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear and access to the loft.

Bedroom One

12'3" x 9'0" (3.74 x 2.76)

Double bedroom with a UPVC double glazed window to the front, wardrobes and a radiator.

Bedroom Two

10'4" x 8'11" (3.15 x 2.73)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

8'3" x 7'6" (2.53 x 2.31)

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

Bathroom/WC

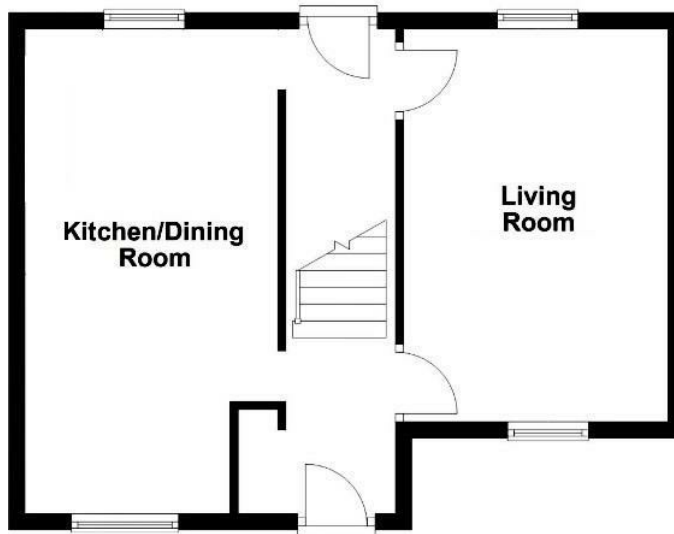
10'8" x 7'3" (3.27 x 2.21)

Comprising of a bath with electric shower over, hand wash basin, WC, radiator, airing cupboard and UPVC double glazed opaque window to the front.

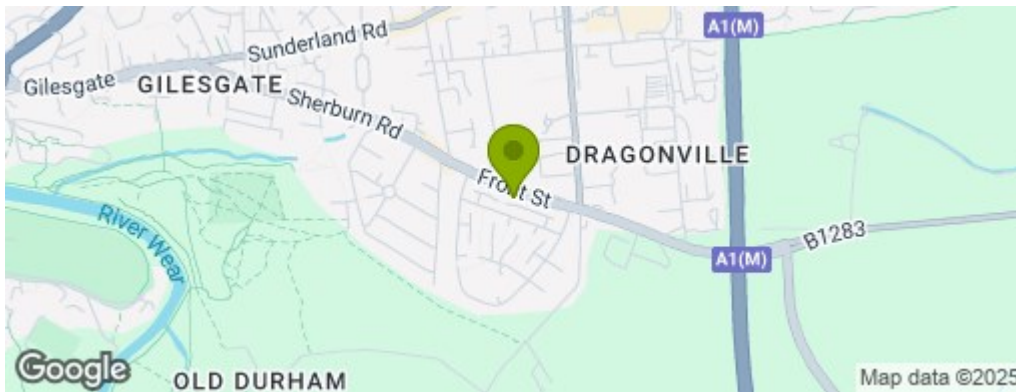
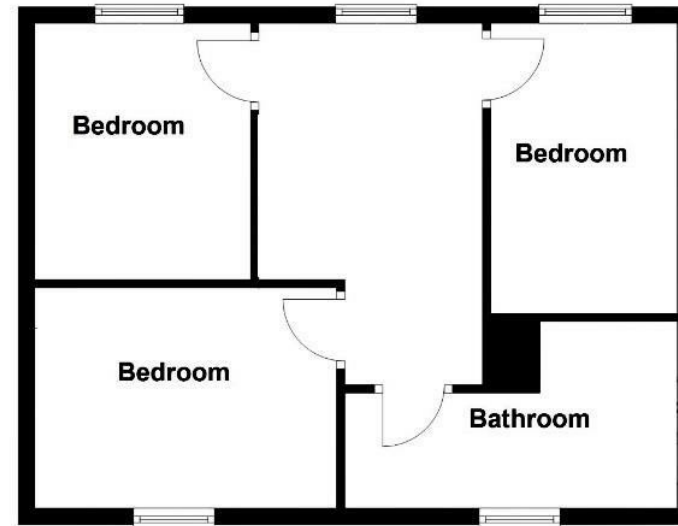
EXTERNAL

To the front of the property is a driveway for off street parking and a lawned area, whilst to the rear is an enclosed, low maintenance garden with decked patio area. There is also a large wooden outbuilding which is currently used as a workshop but would also be ideal for outdoor entertaining or additional storage.

Ground Floor



First Floor



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Limited with all providers. 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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