



Bradford Crescent

Gilesgate DH1 1HW

Offers In The Region Of £182,500





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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- SIMILAR PROPERTIES WANTED
- EPC RATING - D
- Large kitchen/diner

- No chain involved
- Three bedrooms
- Garden

- Highly sought after location
- Modern bathroom and shower room
- Investment opportunity

SALE AGREED PRIOR TO MARKETING - SIMILAR PROPERTIES WANTED

Available with no onward chain, 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 and open plan kitchen/diner. To the first floor there are two double bedrooms, one with an ensuite shower room and a further well proportioned single bedroom, all sharing the refitted family bathroom/WC. Externally there is a low maintenance garden to the front and an enclosed, lawned garden to the rear.

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

GROUND FLOOR

Hall

WC

Living Room

16'3" x 10'6" (4.97 x 3.21)

Kitchen/Dining

16'11" x 9'8" (5.17 x 2.95)

FIRST FLOOR

Landing

Bedroom One

12'5" x 9'1" (3.79 x 2.78)

Shower Room

6'2" x 2'2" (1.89 x 0.67)

Bedroom Two

10'7" x 9'7" (3.24 x 2.94)

Bedroom Three

9'3" x 7'5" (2.84 x 2.27)

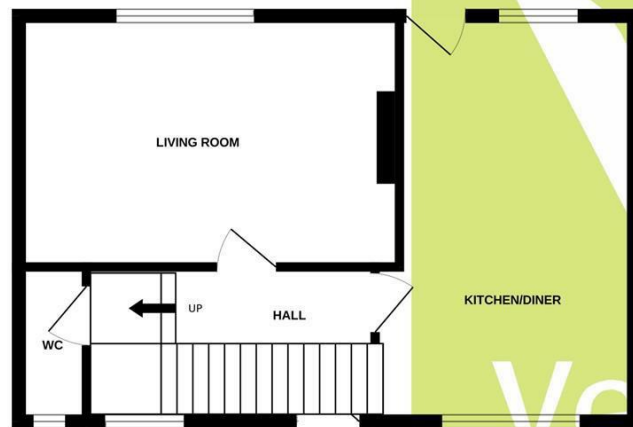
Bathroom/WC

7'10" x 5'1" (2.40 x 1.57)

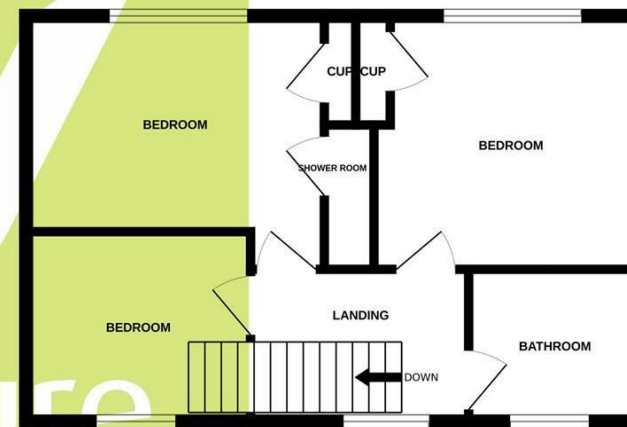
EXTERNAL

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GROUND FLOOR

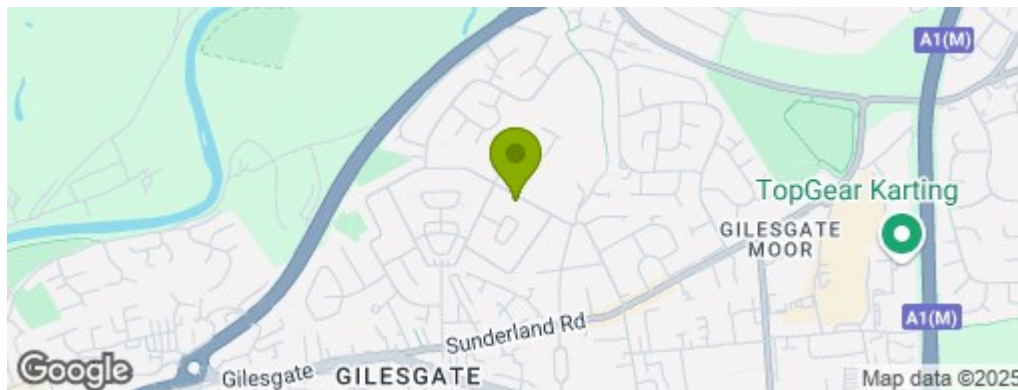


FIRST FLOOR



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 10000 Mbps. Highest available upload speed 10000 Mbps

Mobile Signal/coverage: Likely with Three and 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 D

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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