



Long Acres

Gilesgate DH1 1JF

Offers In The Region Of £199,950





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Long Acres

Gilesgate DH1 1JF



- Much larger than average plot
- EPC RATING - C
- Ground floor extension

- Large garage
- Three bedrooms
- Extensive kitchen

- Highly sought after cul de sac
- Two reception rooms
- Recently refitted boiler

Situated in a sought after cul de sac location within easy reach of Durham City centre and local amenities in Gilesgate, this extended three bedroom semi detached house enjoys a much larger than average plot and large garage. In need of some updating, the property offers lots of potential for both buy to let investors and owner occupiers alike.

The floor plan comprises of an entrance porch, hallway, living room with feature fireplace, separate dining room and extensive l-shaped kitchen. To the first floor there are two double bedrooms, a single bathroom and refitted bathroom. Externally there is a garden to the front with driveway leading to the larger than average attached garage. To the rear is an extensive garden. The property comes with combi gas central heating which was installed in 2023 and UPVC double glazing.

Properties in this prove very popular and early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via UPVC door. Having tiled flooring and internal door to the hall.

Hall

With stairs leading to the first floor, understairs cupboard, wood flooring and radiator.

Living Room

13'4" x 11'11" (4.08 x 3.65)

Having a UPVC double glazed bay window to the front, feature fireplace with an open grate fire, coving and radiator.

Dining Room

15'4" x 11'11" (4.69 x 3.65)

Spacious reception room with UPVC double glazed bay window to the rear, wood flooring and radiator.

Kitchen

18'8" x 19'5" min (5.71 x 5.92 min)

Large l-shaped kitchen fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine and fridge/freezer. Having two UPVC double glazed windows, wood flooring, radiator and UPVC door to the rear garden.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side.

Bedroom One

15'4" x 11'3" (4.69 x 3.45)

Generous double bedroom with UPVC double glazed bay window to the rear and radiator.

Bedroom Two

12'1" x 10'11" (3.69 x 3.35)

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

Bedroom Three

7'9" x 6'0" (2.37 x 1.83)

Single bedroom with a UPVC double glazed window to the front, radiator and access to the loft which is board for storage and has ladders and a light.

Bathroom/WC

6'8" x 6'3" (2.04 x 1.93)

Refitted with a bath with electric shower over, hand wash basin set to a vanity unit, WC, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque windows to the rear and side.

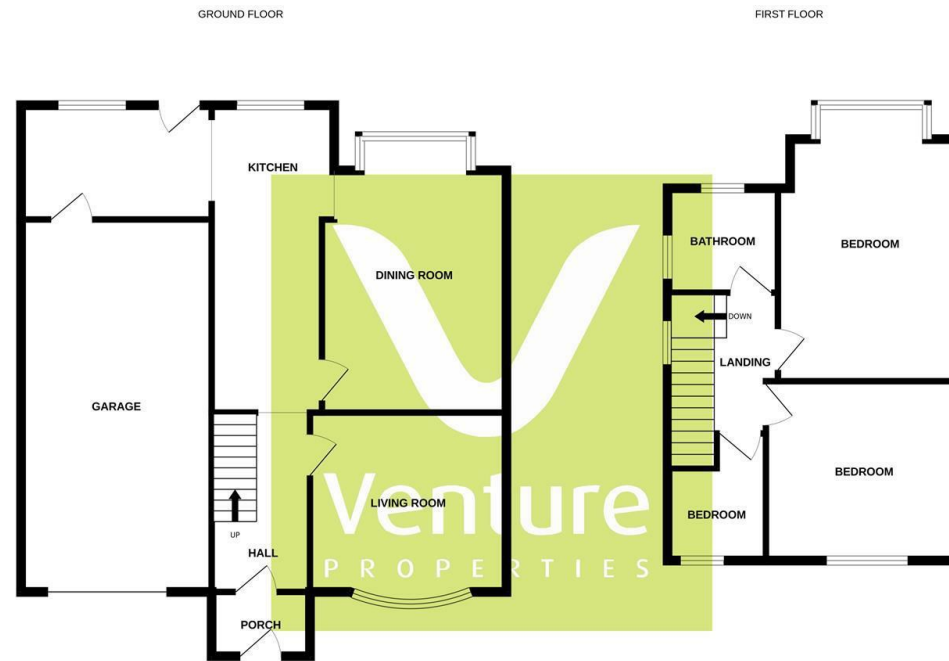
EXTERNAL

To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is an extensive, larger than average garden.

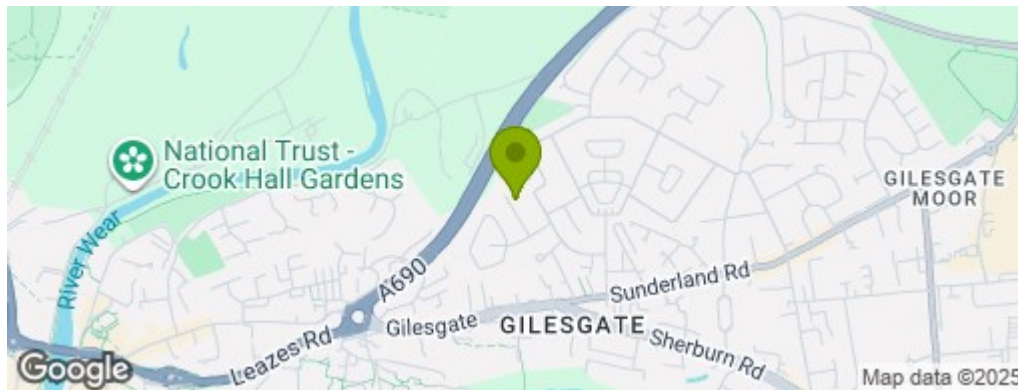
Garage

23'1" x 11'7" (7.05 x 3.54)

Larger than average garden with up and over door, power and lighting. Also housing the combi gas central heating boiler which was installed 2023.



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 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: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade C

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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