

16 St. Giles Close  
Gilesgate  
Durham  
DH1 1XH



# 16 St. Giles Close

## £150,000

### Communal Entrance

With small set of stairs to the property

### Entrance Hall

Electric Heater, coving, built-in cupboard, coving

### Lounge/Diner

Double glazed bay window to front, Adam style fire surround with marble effect back panel and hearth, inset electric fire, night storage heaters, coving.

### Kitchen

Range of base, wall and drawer units with complementing heat resistant work surface incorporating a colour coded sink unit, four ring electric hob, with electric oven below, built-in fridge/freezer, built in washing machine, tiled splashbacks.

### Bedroom One

Double glazed window to front, electric radiator

### Bedroom Two

Double glazed window, electric radiator

### Bathroom

White suite comprising a paneled bath with electric shower over, pedestal wash hand basin, low level WC, tiled to bath area

### Externally

There is allocated parking for one vehicle plus visitor parking along with communal gardens that tie in with the woodland surrounding the development.

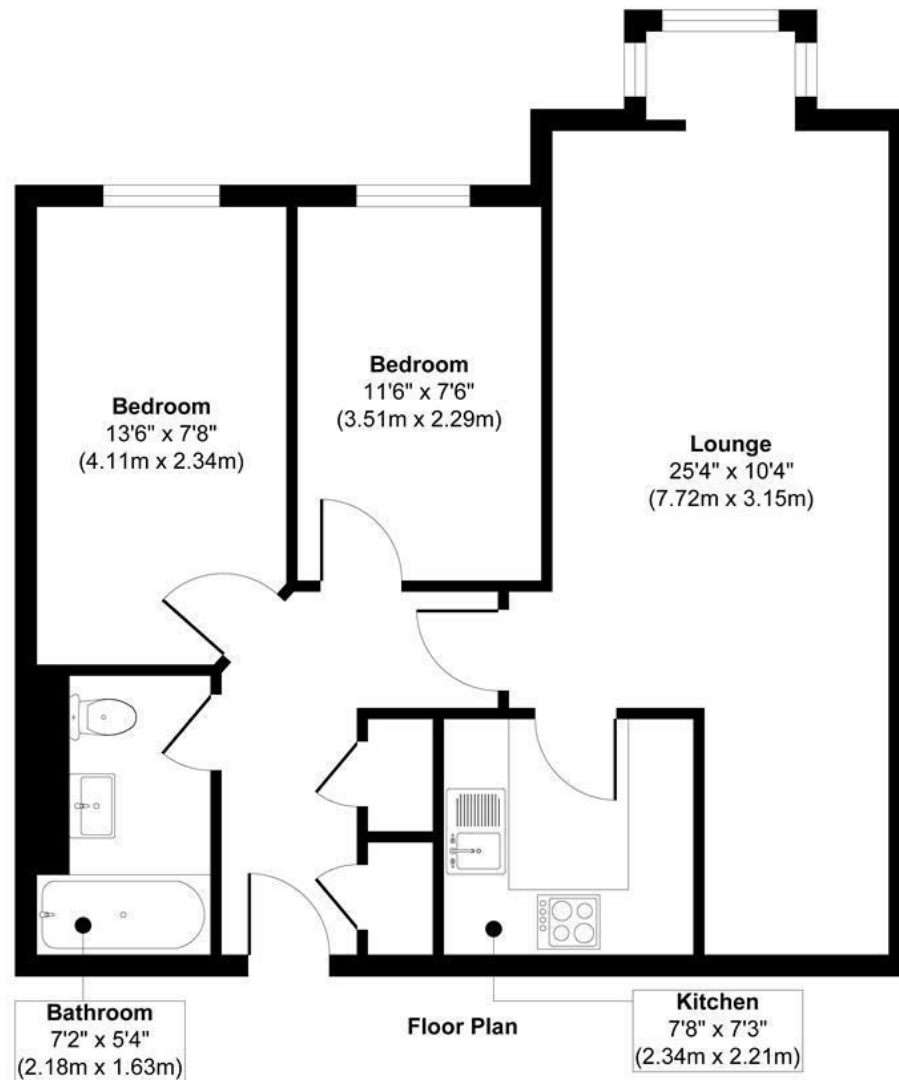


Local Authority  
Durham

Council Tax Band  
A

#### Directions

St Giles Close is situated on Gilesgate Bank (A181) just over a mile from the city centre

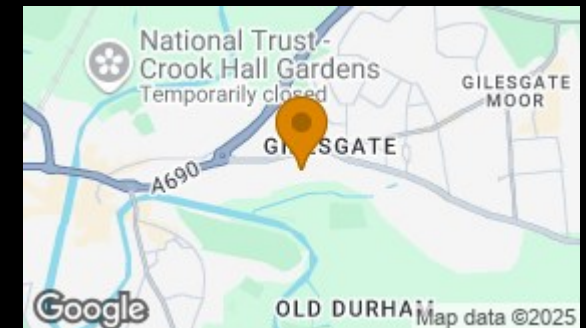


Approx. Gross Internal Floor Area 639 sq. ft / 59.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





Durham  
2 Rennys Lane  
Durham  
County Durham  
DH1 2RW



Contact  
0191 384 0596  
[enquiries@toastestates.com](mailto:enquiries@toastestates.com)  
[toastestates.com](http://toastestates.com)

