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2 Hedleys Buildings, Witton Gilbert, Durham, DH7 6SP

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Asking Price £149,000

This charming terraced house is offered for sale in a sought after village on the outskirts of Durham City, boasting convenient access to public transport links and a range of local amenities. Neutrally decorated throughout, the property spans three floors, offering flexible living accommodation suitable for first time buyers, families, university accommodation, or investors alike.

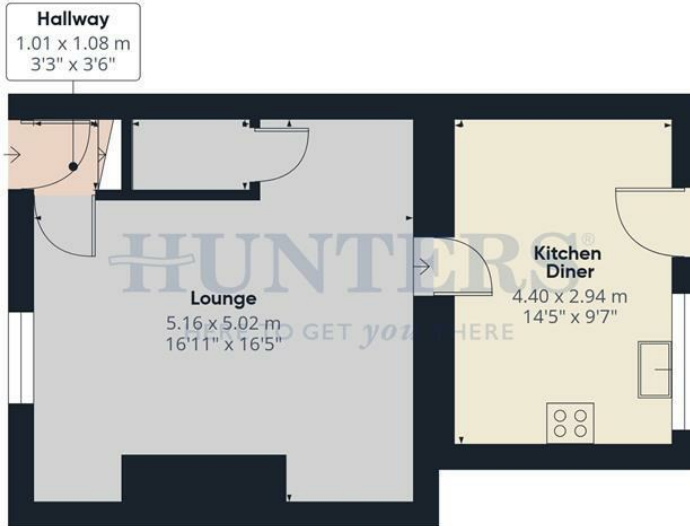
The home features a separate reception room, creating a comfortable space to relax or entertain. A welcoming fireplace provides a focal point and adds character. The kitchen includes a practical dining space, ideal for both everyday meals and casual gatherings.

The property offers two bedrooms—a single and a double—accommodating various family or living arrangements. The bathroom is appointed with a heated towel rail for added comfort. The attic area, previously used as storage and a hobby room, provides additional space to meet individual needs.

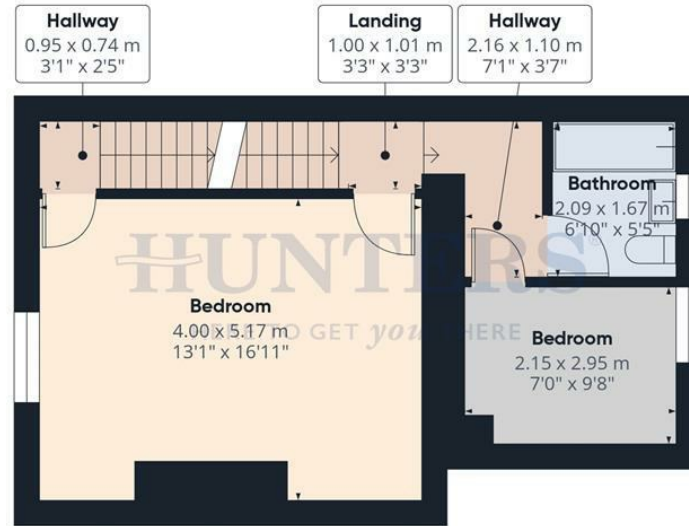
Externally, the rear yard offers an outdoor area for relaxation or recreation, complementing the indoor living spaces.

Set in an urban area popular with a wide range of buyers, this cottage combines the charm of village living with easy access to Durham City and its amenities, making it a practical and versatile choice. Appointments to view are recommended to appreciate the character and potential this property has to offer.

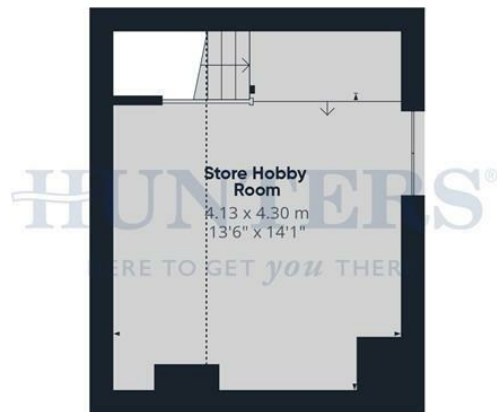
Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838
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Ground Floor



Floor 1



Floor 2

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Approximate total area^m

90.9 m²
980 ft²

Reduced headroom

7.2 m²
78 ft²

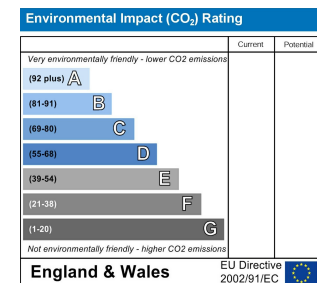
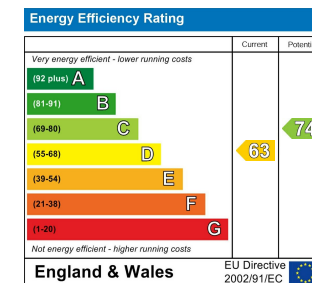
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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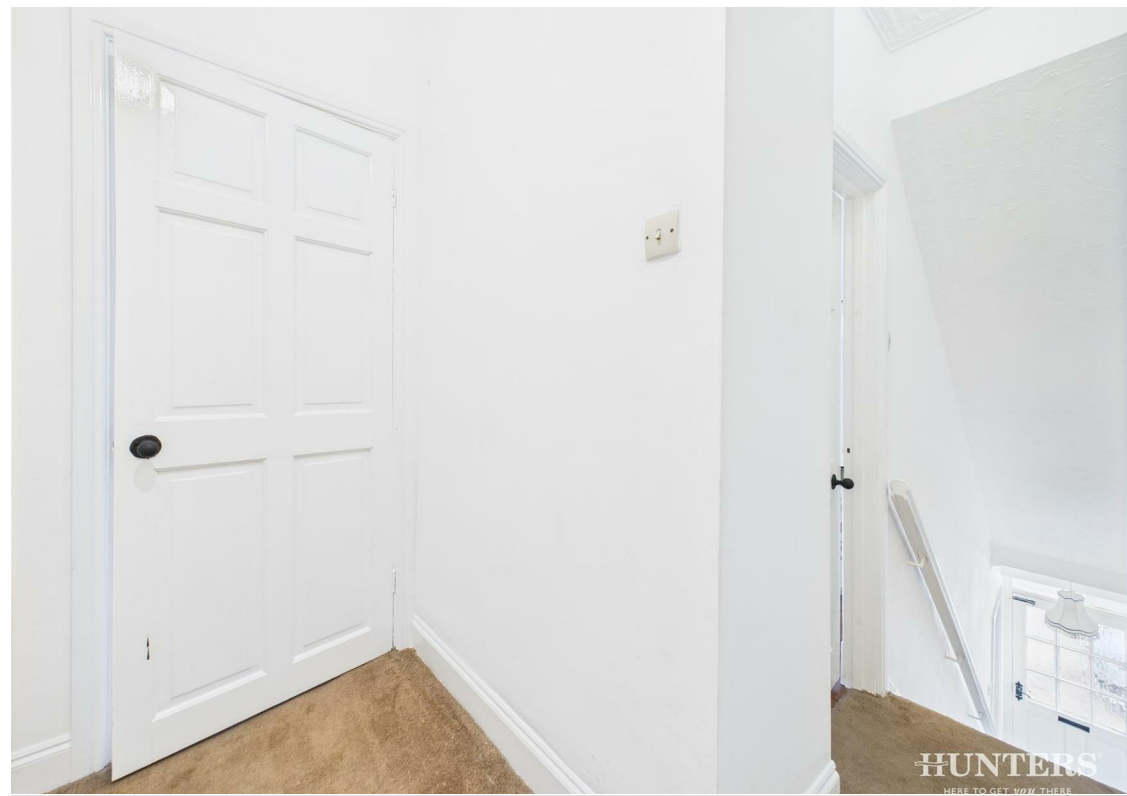


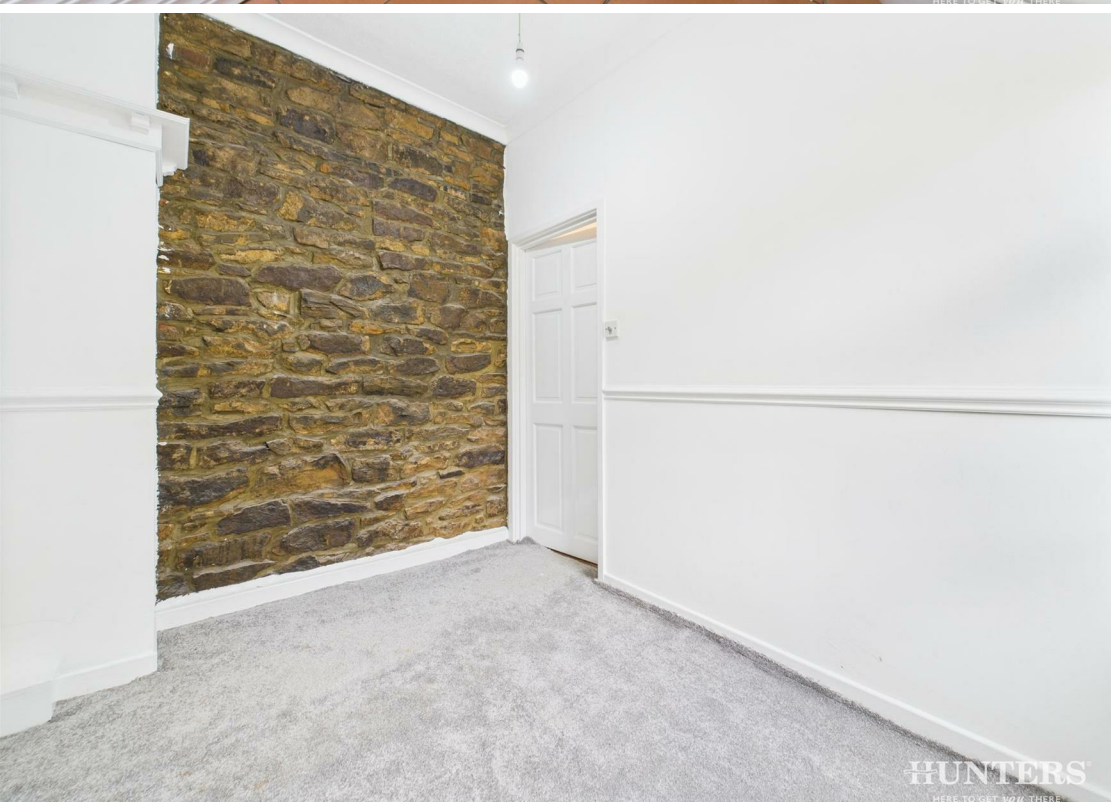
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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