

# STUART EDWARDS



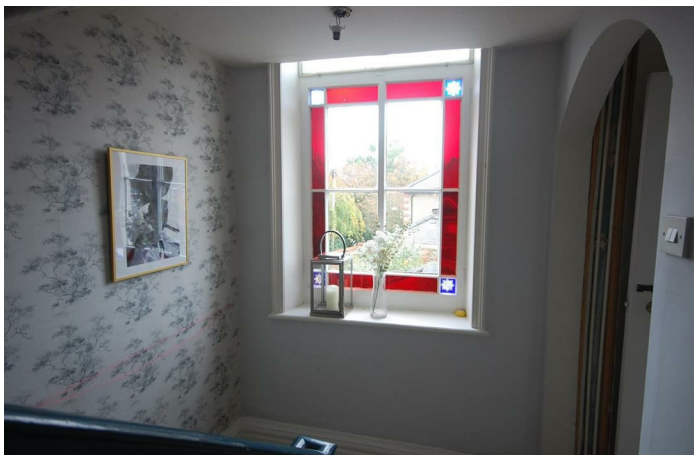
## Gilesgate

Durham City, Durham DH1 1HY

- Magnificent Semi Detached House
- Within Walking Distance Of Durham City
  - An Exceptional Family Home
  - Off Road Parking & Garage
- Access to A690 & A1(M) Motorway
- Grade II Listed
- Beautifully Restored
- Home Office Space To Rear
- Full Of Character & Charm

**Asking Price £650,000**





## FULL DESCRIPTION

A magnificent grade II listed semi detached house of great character and charm.

Rarely does a property of this exceptional quality come to the market within walking distance of Durham City Centre.

The well planned living accommodation comprises: entrance lobby with feature stain glass doors lead to the hallway with stone flooring, downstairs cloakroom/WC, sitting room, newly fitted stylish kitchen/dining room with appliances and useful utility room. The stairway with original stained glass window leads to the first floor landing with formal drawing room, bedroom and luxury shower room. To the second floor there's a further three bedrooms and contemporary family bathroom suite.

To the front there's a small forecourt which overlooks the green. Off road parking is available to the front and side of the property. The garden to the rear has laid lawn and mature borders together with a stone flagged patio with barbecue area. There is a large building which is currently used as a fully equipped workspace by the current owners. Attached to this is a garage type building with roller door providing very useful storage space.

From the moment you enter this exceptional family home is truly breath-taking. Sure to prove popular, early viewings are strongly recommended.

## AREA INFORMATION

Conveniently located within easy walking distance of Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Belmont Comprehensive School and the Sixth Form Centre is located at The Sands in the centre of Durham.

St. Margaret's Primary School and the Durham Johnson Secondary School, both of which are rated as "Outstanding" by Ofsted are located just over 1 mile away. Durham Johnson School is one of the highest rated secondary schools in the North of England.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and offers an eye-catching backdrop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for its high-achieving private and state schools, as well as the world renowned Durham University.

## ENTRANCE LOBBY

Front entrance door, original feature stained glass doors leading to: -

## HALLWAY

Having stone tiled flooring with under floor heating, decorative coved ceiling, original panelled walls and pillar radiator.

## CLOAKROOM/WC

Low level wc, wash hand basin, feature tiling, extractor fan and chrome heated towel rail.

## RECEPTION ROOM

13'11" x 13'11"

Feature fire surround, decorative coved ceiling and pillar radiator. Opening onto the kitchen.

## KITCHEN/DINING ROOM

6'1" x 17'1"

A superb newly fitted range of luxury wall and floor units with contrasting quartz worktops and inset Belfast double sink with stylish mixer tap. Integrated fridge/freezer, dishwasher, induction hob and two ovens. Italian stone flooring with under floor heating, feature bay window, pillar radiator and marble feature fire surround with brick inlay and operational chimney.

## UTILITY ROOM

Range of wall and floor units with contrasting worktops and inset stainless steel single drainer sink unit. Plumbed for automatic washing machine, wall mounted central heating boiler, built-in storage and rear entrance door.

## FIRST FLOOR LANDING

Eye catching original stain glassed window to the stair way, decorative coved ceiling and pillar radiator.

## DRAWING ROOM

22'10" x 17'10"

Three windows, two pillar radiators, luxury oak flooring and a magnificent feature fireplace with stone surround creating a real focal point to the room.

## BEDROOM

12'6" x 11'1"

Pillar radiator.

## SHOWER ROOM

9'1" x 4'9"

Contemporary suite comprising: low level wc, vanity unit with inset wash hand basin and stylish mixer tap, walk-in double shower unit with multi functional shower, pillar radiator and fully tiled walls and flooring.

## SECOND FLOOR LANDING

### BEDROOM

11'10" x 11'11"

Eaves storage and pillar radiator.

### BEDROOM

16'0" x 4'11"

Loft access, built-in storage cupboard and pillar radiator.

### BEDROOM

9'8" x 17'9"

Pillar radiator.

#### FAMILY BATHROOM

8'5" x 11'10"

Beautifully fitted suite comprising: low level wc, vanity unit with inset wash hand basin, panel bath, decorative tiled flooring, tiled walls, pillar radiator, chrome heated towel rail and Velux window.

#### GARDENS

Small forecourt to the front overlooking the green. Whilst to the rear there's a garden area with laid lawn and mature planted borders and stone flagged patio with barbecue area.

#### PARKING

Double gates from the side road leads to a block paved off road parking area..

#### OFFICE/GARDEN ROOM

14'9" x 8'10"

Currently used as a workspace with all media connections and is attached to a garage type building with roller doors top provide a useful storage area..

#### TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

#### EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2548-5290-2192-8271>

#### IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

#### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

#### WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

#### FINANCIAL ADVICE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

#### FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

#### THANK YOU

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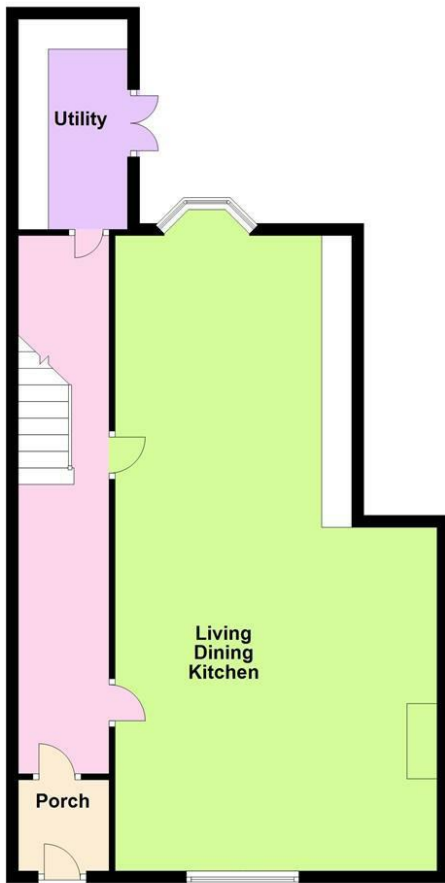


Council Tax Band: G  
EPC Rating: D



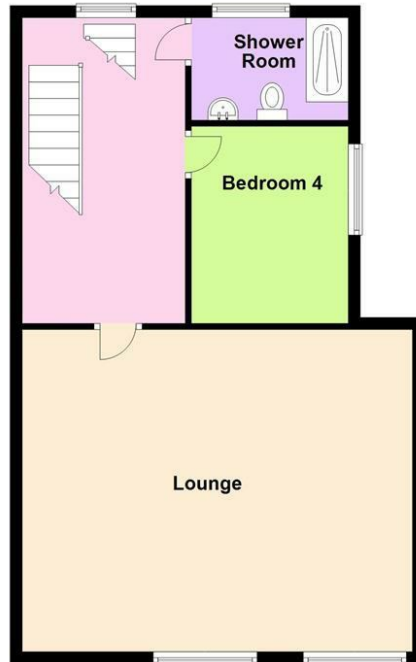
### Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



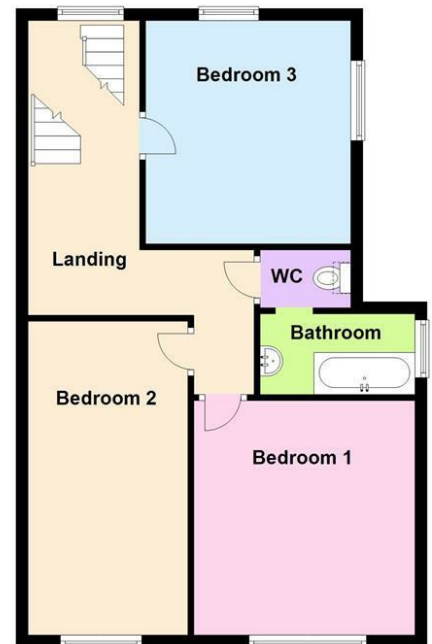
### First Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



### Second Floor

Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 196.4 sq. metres (2114.1 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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