



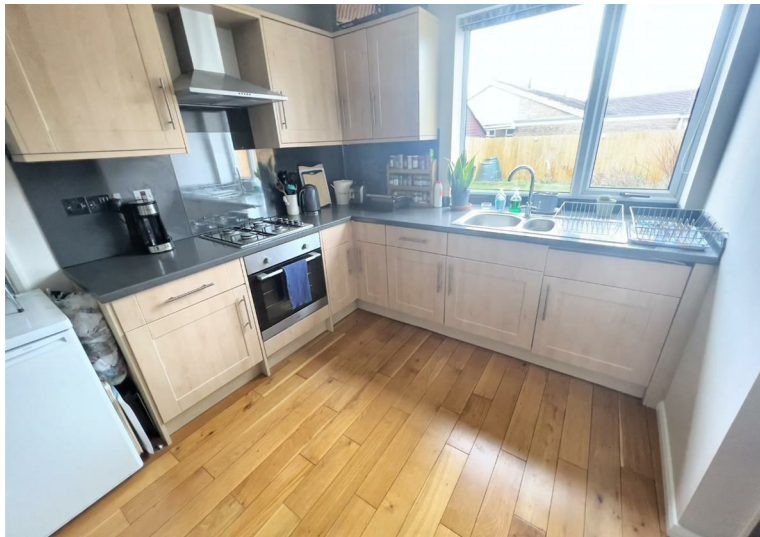
Moor Crescent, Gilesgate, DH1 1DL
3 Bed - House - Semi-Detached
O.I.R.O £180,000

ROBINSONS
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Ideal Family or First Home ** Well Presented ** Popular & Convenient Location ** Good Sized Rear Garden ** Ample Parking & Garage ** Upvc Double Glazing & GCH Via Combination Boiler ** Spacious Floor Plan ** Early Viewing Advised **

The floor plan comprises; inviting entrance hallway, through lounge dining room, fitted kitchen and useful utility room with door to the garage. The first floor has three bedrooms and family bathroom/WC fitted with an attractive white suite, including over bath shower. Outside the property occupies a pleasant position with front and rear gardens. The front has ample parking and leads to the single garage with roller door. The rear garden is enclosed and of a generous size.

Gilesgate is a very popular village being perfectly situated for walking into Durham City and the riverside. Positioned approximately one mile from the train station and on the doorstep of the A690 which provides access to the A1(M) makes the area ideal for the commuter. Local amenities include shops, convenience store, public house and take away restaurants as well as a number of popular schools. There is a retail park approximately half a mile away with a number of shops and a supermarket, additional amenities and facilities can be found within Durham City centre.



GROUND FLOOR

Entrance Hallway

Through Lounge Diner

Lounge

14'10 x 11'0 (4.52m x 3.35m)

Dining Area

10'07 x 8'08 (3.23m x 2.64m)

Kitchen Breakfast Room

11'01 x 8'10 (3.38m x 2.69m)

Utility Room

8'04 x 8'0 (2.54m x 2.44m)

Garage

16'10 x 8'0 (5.13m x 2.44m)

FIRST FLOOR

Bedroom

11'10 x 10'01 (3.61m x 3.07m)

Bedroom

10'07 x 8'09 (3.23m x 2.67m)

Bedroom

8'08 x 7'08 (2.64m x 2.34m)



Bathroom/WC

8'08 x 5'05 (2.64m x 1.65m)



Broadband: Basic 6Mbps, Superfast 67Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

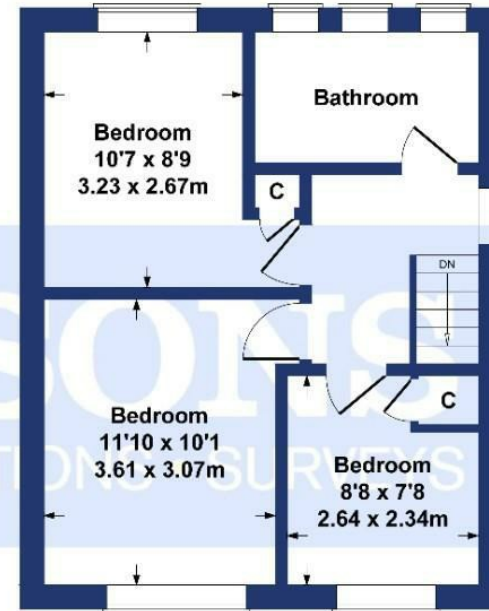
Heating: Gas Central Heating





Moor Crescent

Approximate Gross Internal Area
1104 sq ft - 103 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.