



Musgrave Gardens, Gilesgate, DH1 1PL
3 Bed - House - Terraced
£180,000

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Musgrave Gardens Gilesgate, DH1 1PL

* LARGE REAR GARDEN * OFF-STREET PARKING * TWO RECEPTION ROOMS *
EXCELLENT LOCATION *

We are delighted to present this well proportioned three-bedroomed double fronted mid-terraced house, complete with gas-fired central heating, double glazing, and an expansive rear garden.

Situated in a pleasant location with gardens at the front and rear, as well as off-street parking, the property comprises an entrance hallway leading to the first floor, a lounge, a dining room, and a kitchen. The first floor accommodates three bedrooms and a family bathroom. Externally, the property boasts well-maintained gardens to both the front and rear, and a driveway at the front for convenient off-street parking.

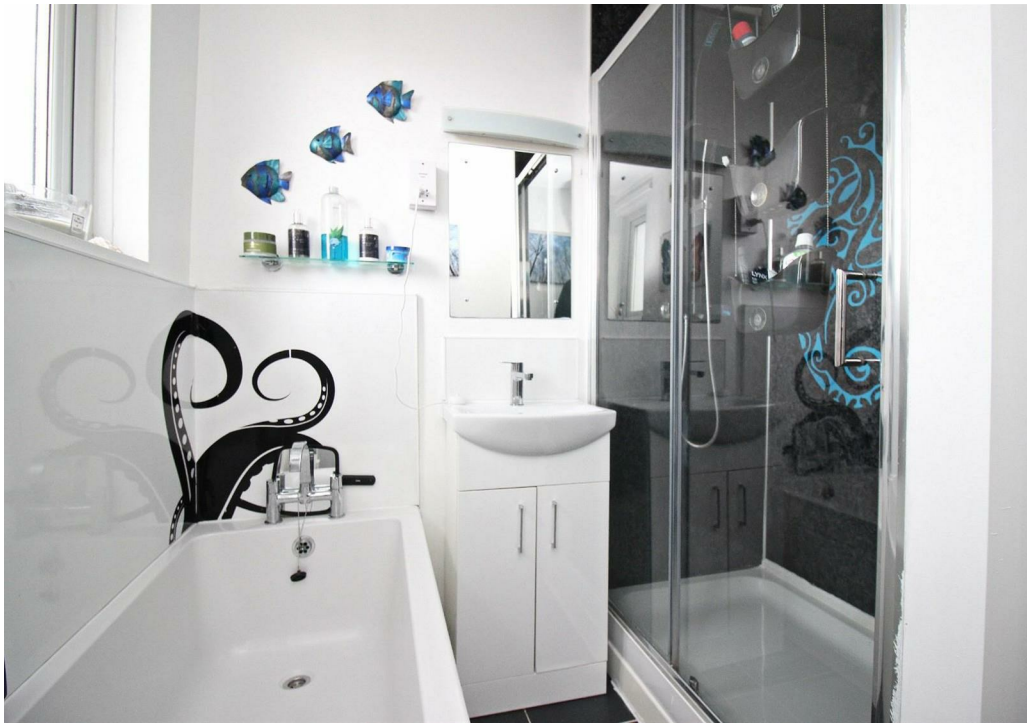
The area of Gilesgate offers a variety of local shops and amenities, while a more comprehensive range of shops, recreational facilities, and amenities can be found in Durham City Centre, which is approximately 1 mile away. Gilesgate is conveniently located for commuters, as it is a short drive from the A1(M) Motorway Interchange, providing excellent road links to the North and South.











GROUND FLOOR

Hallway

Lounge

14'5" x 10'2" (4.4 x 3.1)

Dining Room

10'9" x 9'6" (3.3 x 2.9)

Kitchen

16'0" x 8'6" max (4.9 x 2.6 max)

FIRST FLOOR

Landing

Bedroom

14'1" x 10'5" (4.3 x 3.2)

Bedroom

11'5" x 9'10" (3.5 x 3)

Bedroom

9'6" x 8'6" (2.9 x 2.6)

Family Bathroom

Agents Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 78 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a

Energy Rating: D

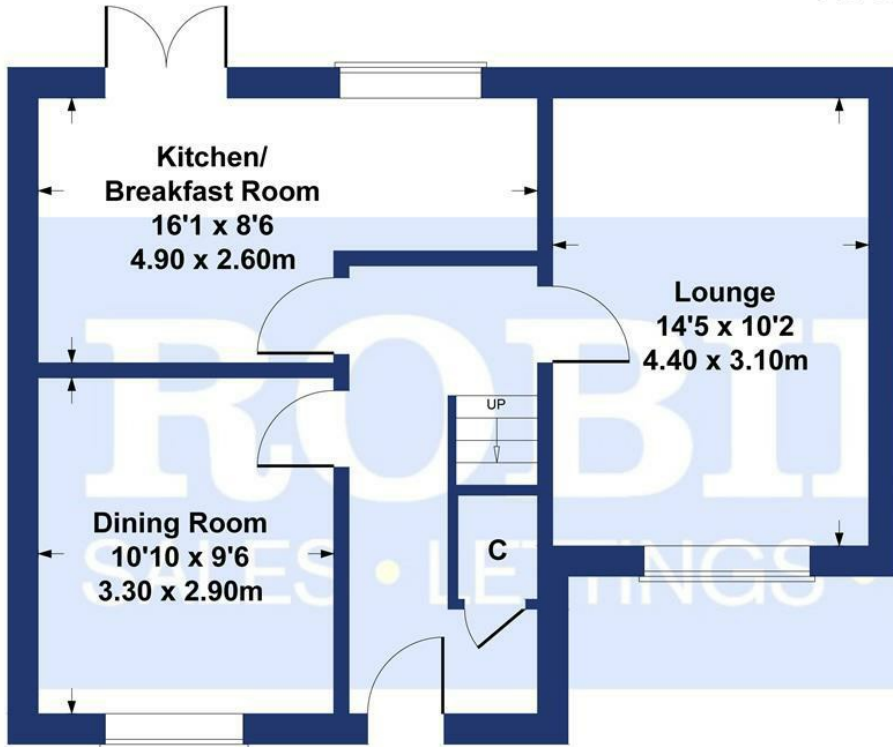
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



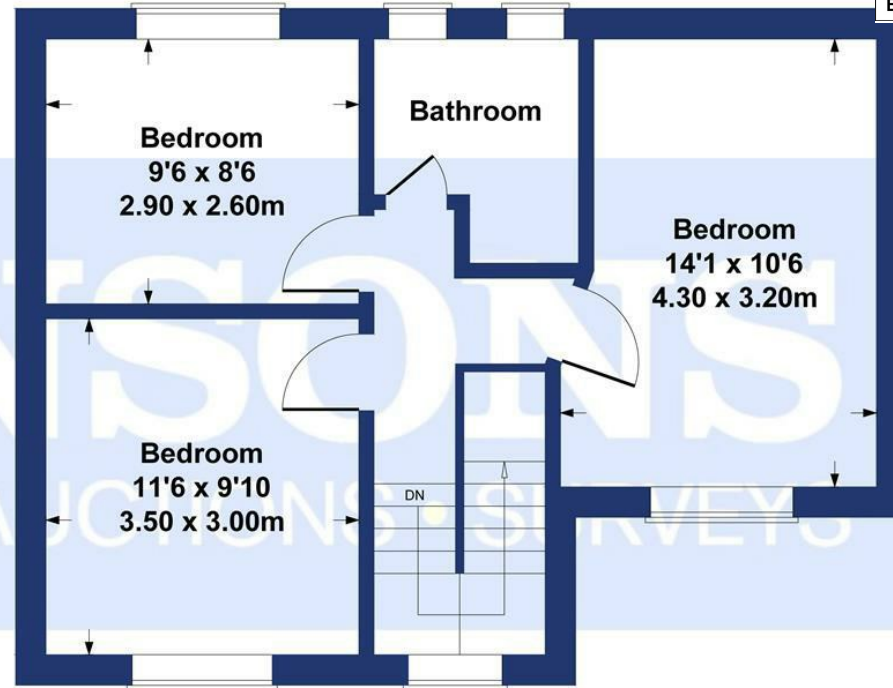
Musgrave Gardens

Approximate Gross Internal Area
947 sq ft - 88 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	76
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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