



Herons Court, Gilesgate, DH1 2HD
5 Bed - House - Townhouse
O.I.R.O £220,000

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Herons Court Gilesgate, DH1 2HD

Stunning Modern Town House 4/5 Bedrooms ** Ideal for a Variety of Buyers ** Investment or Family Home ** Spacious & Versatile Floor Plan Over Three Floors ** Two Bathrooms ** Very Popular & Convenient Location ** Walking Distance to Durham City Centre ** Local Amenities & Good Transport/Road Links ** Southerly Rear Aspect ** Garden, Garage & Parking ** Must Be Viewed

The floor plan comprises: entrance hall, cloak/WC, open plan living kitchen and dining room with French doors to the rear garden and patio area. The first floor has a comfortable family lounge or additional bedroom, and a further bedroom with en-suite shower room/WC. The second floor has three bedrooms and family bathroom/WC. Outside the property has driveway parking which leads to the garage at the front, whilst the rear garden is enclosed with southerly aspect and degree of privacy.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.













GROUND FLOOR

Hallway

WC

Living Kitchen & Dining Room

15'9 x 11'2 (4.80m x 3.40m)

FIRST FLOOR

Lounge or Bedroom

16'1 x 12'2 (4.90m x 3.71m)

Bedroom

10'6 x 9'10 (3.20m x 3.00m)

En-Suite Shower Room/WC

SECOND FLOOR

Bedroom

12'6 x 8'6 (3.81m x 2.59m)

Bedroom

12'2 x 8'6 (3.71m x 2.59m)

Bedroom

8'0 x 7'3 (2.44m x 2.21m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold. 999 years from 27/06/2006. 980 years remaining. Ground Rent £250 pa.

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: C

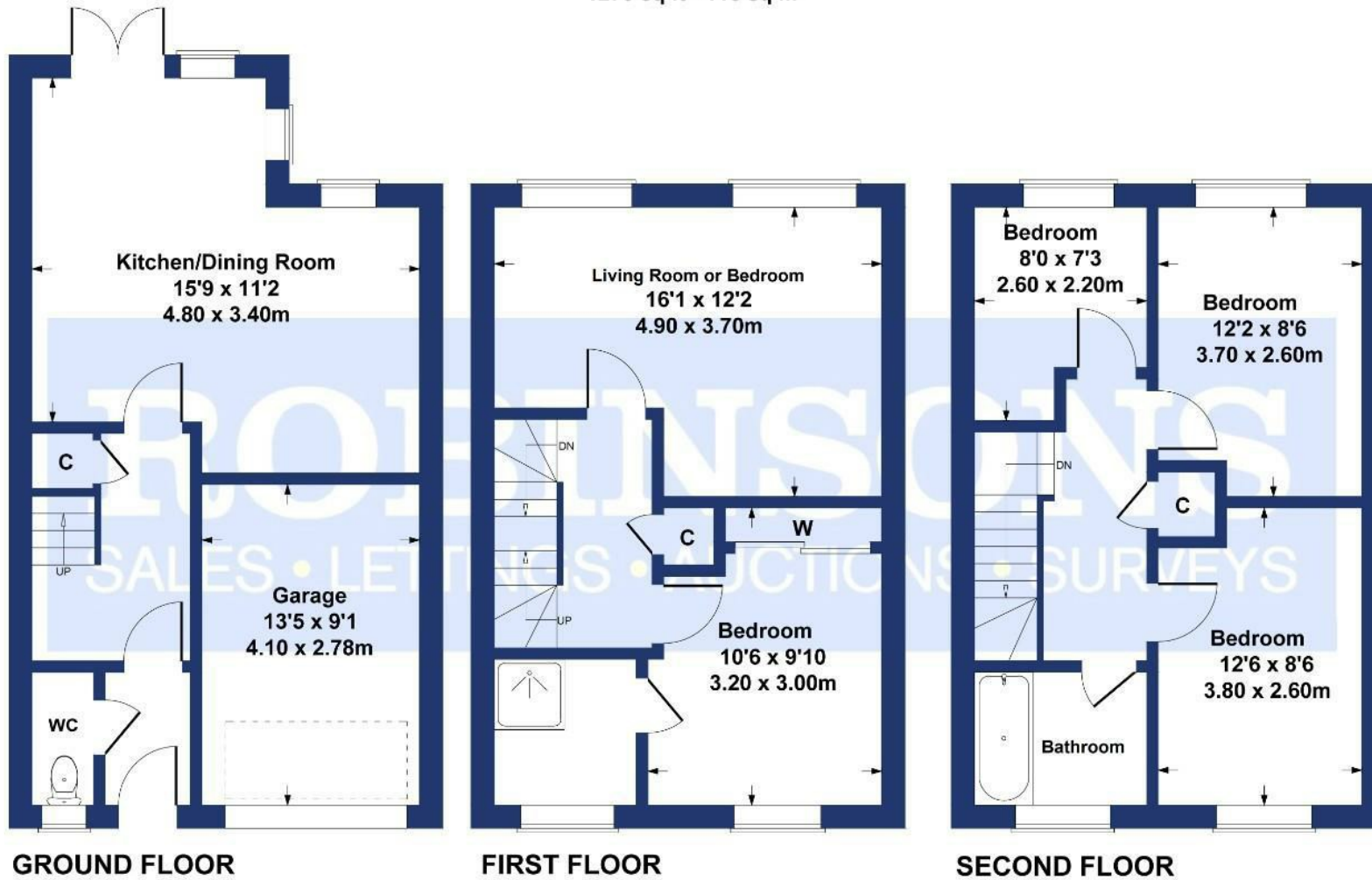
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Herons Court

Approximate Gross Internal Area
1270 sq ft - 118 sq m

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (82 plus) | A | | 87 |
| (81-81) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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. 2024

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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