

Louisa Terrace, Witton Gilbert, DH7 6QS
2 Bed - House - Terraced
£130,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

A spacious and extended two bedroom mid terrace house. The property is well presented throughout and is warmed by gas central heating and has double glazed windows. The accommodation is spacious throughout and includes two reception rooms and a double storey extension to the rear, creating a spacious kitchen and first floor bathroom.

One of the stand out features of this house is the off road parking at the rear, something which can be uncommon to find with a terrace house.

The internal accommodation comprises; entrance hallway, lounge with bay window the front aspect. Dining room with under stairs storage cupboard. Kitchen which is fitted with a range of wall, base and drawer units with integrated oven hob and extractor hood and space for other appliances.

To the first floor there are two generous size bedrooms, both having fitted wardrobes/cupboards. Bathroom with four piece suite, including free standing roll top bath and large shower enclosure.

Outside the property has a small forecourt garden to the front and enclosed yard to the rear which has been designed for easy maintenance and has double gates opening to allow off road parking and space for seating.

Louisa Terrace is conveniently positioned in Witton Gilbert and is within close proximity of shopping amenities, schooling and bus links. Durham City centre is just a short drive away and can be reached via regular bus services.

Contact Robinsons for further information and to arrange an internal viewing.

Entrance hallway

Lounge

12'5" x 11'10" (3.81m x 3.63m)

Dining Room

13'11" x 12'5" (4.25m x 3.8m)

Kitchen

13'8" x 7'8" (4.17m x 2.34m)

First floor landing

Bedroom One

12'6" x 13'7" (3.82m x 4.16m)

Bedroom Two

13'11" x 9'5" (4.26m x 2.88m)

Bathroom

12'10" x 7'7" (3.92m x 2.33m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

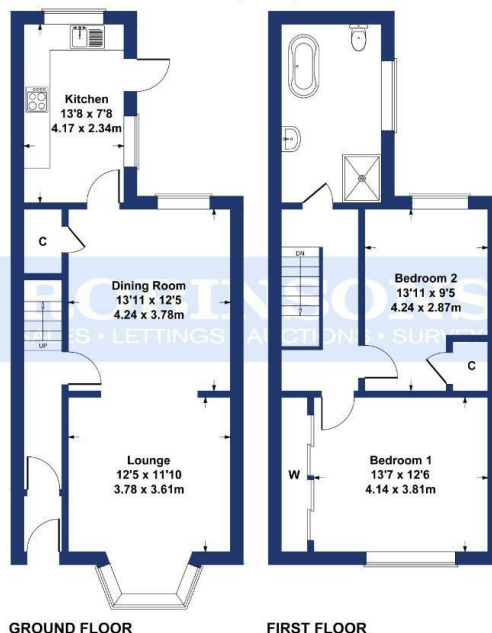
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Louisa Terrace Witton Gilbert

Approximate Gross Internal Area
1066 sq ft - 99 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		70	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscs.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

SEDFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk