



Limecrag Avenue, Gilesgate, DH1 1DF  
2 Bed - Bungalow - Semi Detached  
O.I.R.O £192,500

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# Limecrag Avenue

## Gilesgate, DH1 1DF

Superb Semi Detached Bungalow \*\* Upgraded Throughout \*\* Modern Kitchen \*\* Pleasant Cul-De-Sac Position \*\* Popular & Convenient Location \*\* Parking, Garage and Gardens \*\* Sunny Rear Aspect \*\*

The floor plan comprises: entrance hallway, comfortable lounge, two double bedrooms, modern fitted kitchen, utility room with door to the garage, bathroom/WC with over bath shower. Outside there are front and rear landscaped gardens, driveway parking and access to the single garage. Added benefits advised by the seller include upvc double glazing, gch via replacement combi boiler, new roof 2007, new fibreglass garage roof and remote controlled garage door.

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.









### Hallway

### Lounge

13'06 x 11'03 (4.11m x 3.43m)

### Kitchen

10'11 x 10'05 (3.33m x 3.18m)

### Utility Room

7'07 x 7'03 (2.31m x 2.21m)

### Bedroom

11'07 x 10'05 (3.53m x 3.18m)

### Bedroom

10'11 x 8'04 (3.33m x 2.54m)

### Bathroom/WC

7'08 x 7'02 (2.34m x 2.18m)

### Garage

16'09 x 7'03 (5.11m x 2.21m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

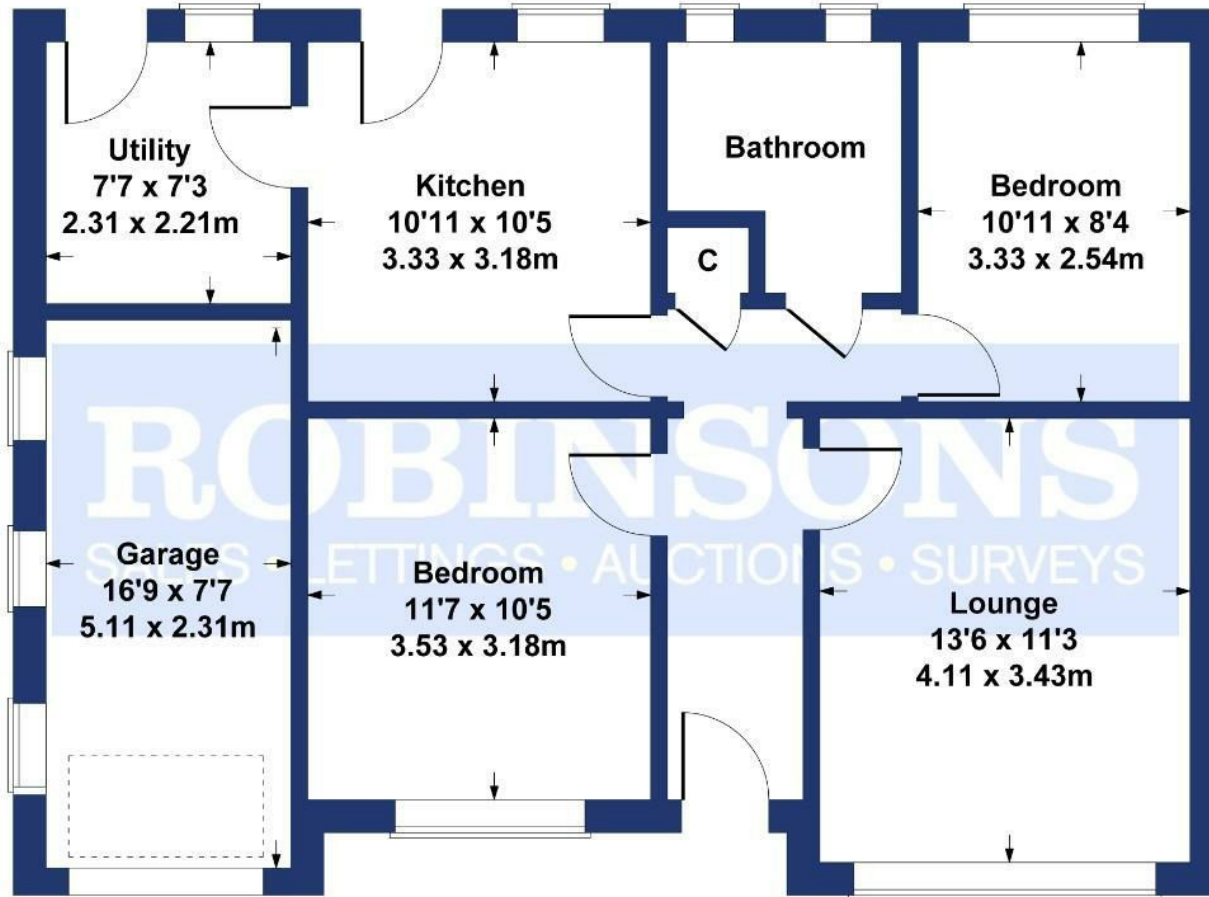
Energy Rating: E



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.

# Limecragg

Approximate Gross Internal Area  
845 sq ft - 79 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(69-80) C			
(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	

Current rating: 50 (indicated by a red arrow pointing to the 'E' band)  
Potential rating: 70 (indicated by a green arrow pointing to the 'C' band)

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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