



Wakenshaw Road, Gilesgate, DH1 1EW  
2 Bed - House - Semi-Detached  
£650 PCM

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# Wakenshaw Road Gilesgate, DH1 1EW

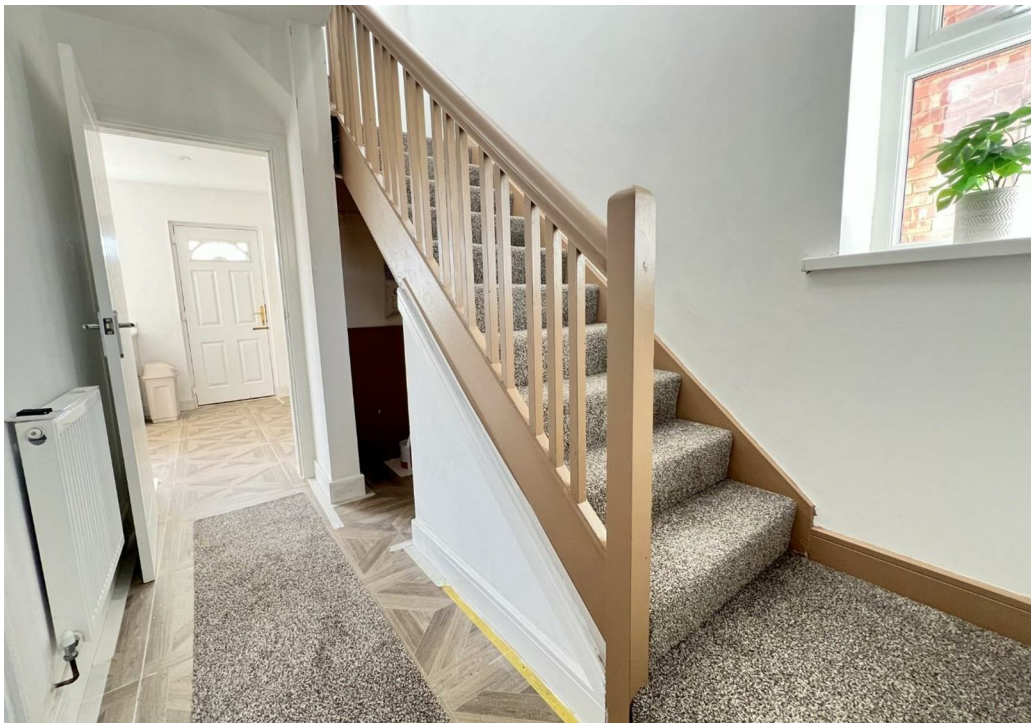
**\*\* TOTAL RENT £1300PCM - Based on Two sharing at £650pcm \*\* Ideal For Post Grad/Students or Professionals \*\* Fully Refurbished \*\*  
Furnished \*\* Very Popular & Convenient Location \*\* Good Size Rear Garden \*\* Outhouse Storage \*\* New Kitchen Appliances \*\* New Gas  
Central Heating \*\***

The floor plan comprises; entrance hallway, comfortable living room, superb kitchen and dining room, with table and chairs, washing machine, dishwasher, microwave, fridge/freezer, oven and hob. The first floor has two double bedrooms and a modern shower room/WC. Outside, there are front and rear gardens, with the rear having storage shed and sunny aspect.

Gilesgate, situated on the eastern edge of Durham, is an ideal location for prospective buyers seeking convenience and strong local amenities. The area is well-served by a variety of shops, supermarkets, and local eateries, ensuring that daily necessities are always within easy reach.

Transport links in Gilesgate are excellent, with the A690 running directly through the area, providing quick access to both the city centre and the A1(M) for commuting to nearby cities like Newcastle and Sunderland. Public transport is also readily available, with regular bus services connecting Gilesgate to central Durham and beyond.


For families, Gilesgate offers a selection of well-regarded schools, including primary schools like Gilesgate Primary and secondary options nearby, making it a practical choice for those with children.









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

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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