



Willowtree Avenue, Gilesgate, DH1 1EB  
3 Bed - House - Semi-Detached  
Offers Over £149,995

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## Willowtree Avenue Gilesgate, DH1 1EB

No Upper Chain \*\* Very Popular Location \*\* Updating Required But Good Potential \*\* Gardens, Driveway & Garage With Remote Door \*\* Double Glazing & Solid Fuel Heating \*\* Close to Durham, Amenities & Transport Links \*\* Early Viewing Advised \*\* Best Offers to be submitted by all interested parties by 12noon Friday 9th May \*\*

The property features an entrance hallway, a spacious lounge, a separate dining room, a fitted kitchen, and a practical utility room with direct access to the garage. A convenient ground-floor WC completes the layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom with a separate shower cubicle. Externally, the home enjoys a pleasant setting with front and rear gardens. A driveway provides off-street parking and leads to a single garage, complete with power, lighting, and a remote-controlled 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.















## GROUND FLOOR

### Hallway

### Lounge

16'11 x 11'03 (5.16m x 3.43m)

### Dining Room

10'08 x 8'02 (3.25m x 2.49m)

### Kitchen

10'08 x 9'0 (3.25m x 2.74m)

### Utility Room

8'09 x 7'05 (2.67m x 2.26m)

### WC

### Garage

16'11 x 7'05 (5.16m x 2.26m)

## FIRST FLOOR

### Bedroom

14'08 x 9'11 (4.47m x 3.02m)

### Bedroom

11'08 x 9'11 (3.56m x 3.02m)

### Bedroom

10'08 x 7'05 (3.25m x 2.26m)

### Bathroom/WC

7'04 x 7'04 (2.24m x 2.24m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

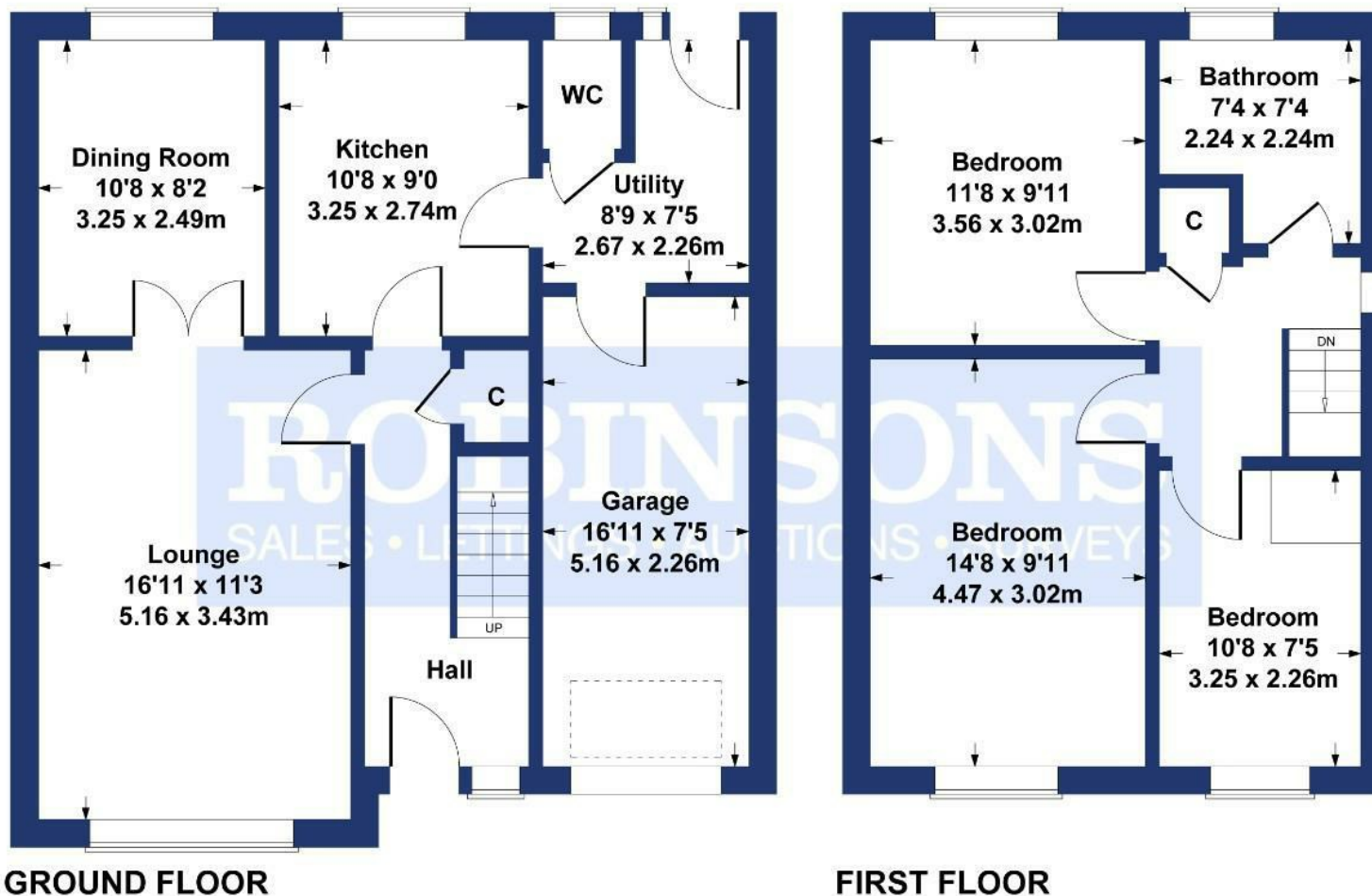
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: Pending

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.

# Willowtree Avenue

Approximate Gross Internal Area  
1153 sq ft - 107 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		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. 2025

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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