



St Lukes Mews, Gilesgate, DH1 1JA  
4 Bed - House - Townhouse  
O.I.R.O £335,000

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## St Lukes Mews Gilesgate, DH1 1JA

Superb Family or Professional Home \*\* Rarely Available \*\* Walking Distance to City Centre \*\* Well Presented & Spacious Floor Plan \*\* Versatile Layout \*\* Small Exclusive Development \*\* Double Glazing & GCH \*\* Garden, Drive & Garage \*\* Must Be Viewed \*\*

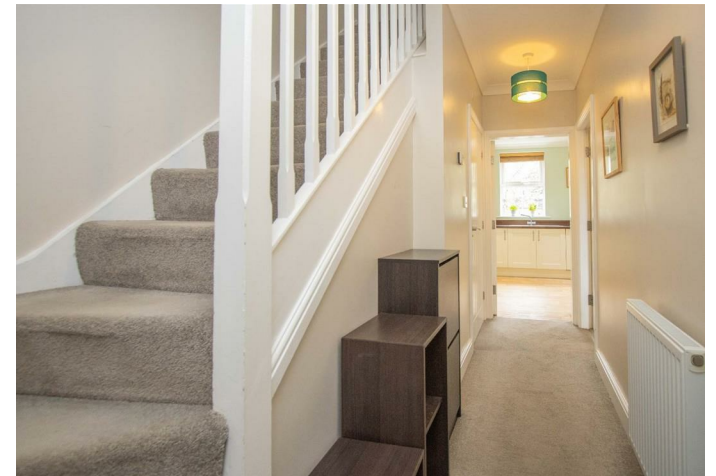
Arranged around an attractive block-paved mews courtyard, Number 3 is a generously proportioned town house property offering accommodation across three floors. The ground floor includes an entrance hallway, cloakroom with WC, lounge, study or additional bedroom, and a kitchen/dining room with an adjoining utility room and access to the enclosed rear garden.

On the first floor, there are three bedrooms and a family bathroom, while the second floor boasts the principal bedroom, complete with an en-suite shower room and a walk-in dressing area. The rear garden is mainly laid to lawn with a patio area ideal for outdoor seating. The property also benefits from a driveway and a garage providing off-street parking.

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

### Lounge

14'1 x 13'0 (4.29m x 3.96m)

### Study

10'1 x 7'7 (3.07m x 2.31m)

### Kitchen Dining Room

21'1 x 10'3 (6.43m x 3.12m)

### Utility Room

8'0 x 7'7 (2.44m x 2.31m)

### Garage

19'9 x 9'8 (6.02m x 2.95m)

## FIRST FLOOR

### Bedroom

13'0 x 8'0 (3.96m x 2.44m)

### Bedroom

11'5 x 10'2 (3.48m x 3.10m)

### Bedroom

10'2 x 9'4 (3.10m x 2.84m)

### Bathroom/WC

9'8 x 5'10 (2.95m x 1.78m)

## SECOND FLOOR

### Principle Bedroom

15'0 x 11'9 (4.57m x 3.58m)

### Dressing Room

### En-Suite

9'0 x 6'0 (2.74m x 1.83m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band E- Approx. £3118p.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.







# St Luke's Mews

Approximate Gross Internal Area  
1690 sq ft - 157 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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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