



Montgomery Road, Gilesgate, DH1 1ET
4 Bed - House - End Terrace
O.I.R.O £170,000

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Ideal Investment Property ** Currently Let Until 1st August to 3 Students Totalling £975 PCM (good growth potential ** Popular & Convenient Location ** Walking Distance to Durham City ** Good Amenities & Transport Links ** Garden & Garage **

The property briefly comprises an entrance hallway, lounge, kitchen/breakfast room, a conservatory, bedroom, and a convenient downstairs WC. Upstairs, there are three bedrooms - two of which are generous doubles - and a bathroom. Externally, the home benefits from a paved area at the front, while the rear features a compact, low-maintenance garden. Additionally, there is an attached garage providing useful storage or 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.

Entrance Porch

Hallway

Lounge

14'11 x 10'8 (4.55m x 3.25m)

Conservatory

12'9 x 3'10 (3.89m x 1.17m)

Kitchen

15'8 x 10'11 (4.78m x 3.33m)

Bedroom

9'1 x 8'3 (2.77m x 2.51m)

WC

FIRST FLOOR

Bedroom

12'8 x 9'2 (3.86m x 2.79m)

Bedroom

10'9 x 9'11 (3.28m x 3.02m)

Bedroom

9'3 x 7'11 (2.82m x 2.41m)

Bathroom

6'10 x 6'2 (2.08m x 1.88m)

Garage

16'2 x 8'11 (4.93m x 2.72m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: TBC

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.

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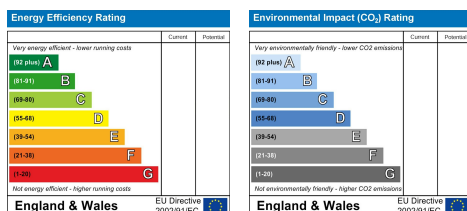
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