



Findon Avenue, Witton Gilbert, DH7 6RF
3 Bed - House - Semi-Detached
£145,000

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Findon Avenue Witton Gilbert, DH7 6RF

* MUCH IMPROVED * ATTRACTIVE KITCHEN AND BATHROOM * MULTI-FUEL BURNING STOVE * LARGE REAR GARDEN *

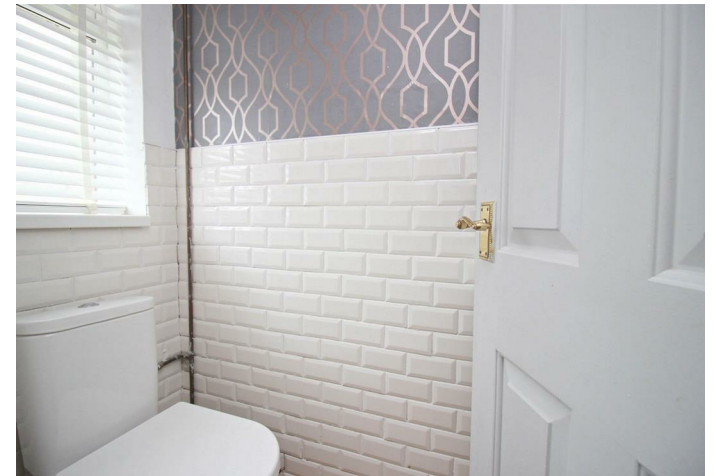
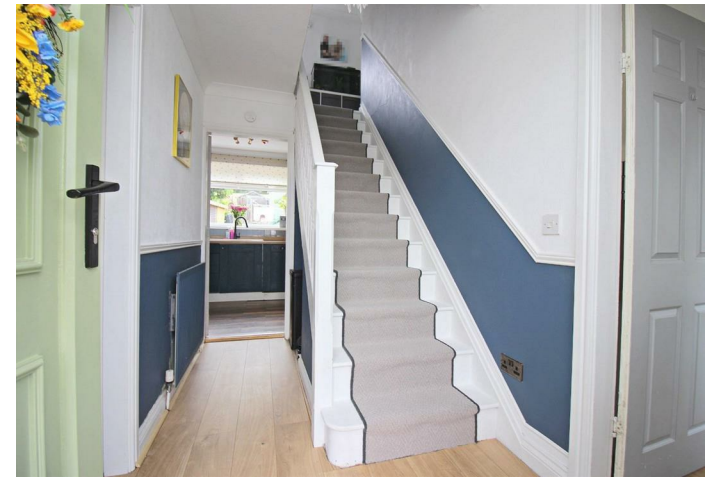
This spacious three bedroom semi-detached home offers generous living space, a large rear garden, and open views to the front, all set within the ever-popular village of Witton Gilbert. With an attractive kitchen and bathroom, combi gas central heating, and UPVC double glazing, it provides a comfortable blend of updated features.

The ground floor includes a welcoming entrance hall with WC, a generous living room with multi-fuel stove and double doors opening out to the rear garden, and a modern kitchen. Upstairs, you'll find three well-proportioned bedrooms and a stylishly updated bathroom.

Externally, the property benefits from non-allocated parking immediately next to the home, and a particularly large rear garden ideal for families or those wanting outdoor space to develop further.

Witton Gilbert is a sought-after village with a great sense of community, highly regarded local primary school, and a range of amenities within walking distance. There are also excellent road links and regular public transport connections to Durham City and nearby Sacriston.

This is a fantastic opportunity to purchase a well-sized home with bags of potential in a desirable location. Early viewing is strongly advised.











GROUND FLOOR

Hallway

Downstairs WC

Lounge / Dining Room

18'4" x 12'1" (5.6 x 3.7)

Kitchen

13'9" x 13'1" (4.2 x 4)

FIRST FLOOR

Landing

Bedroom

10'9" x 10'9" (3.3 x 3.3)

Bedroom

10'9" x 10'9" (3.3 x 3.3)

Bedroom

9'2" x 6'10" (2.8 x 2.1)

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 70 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

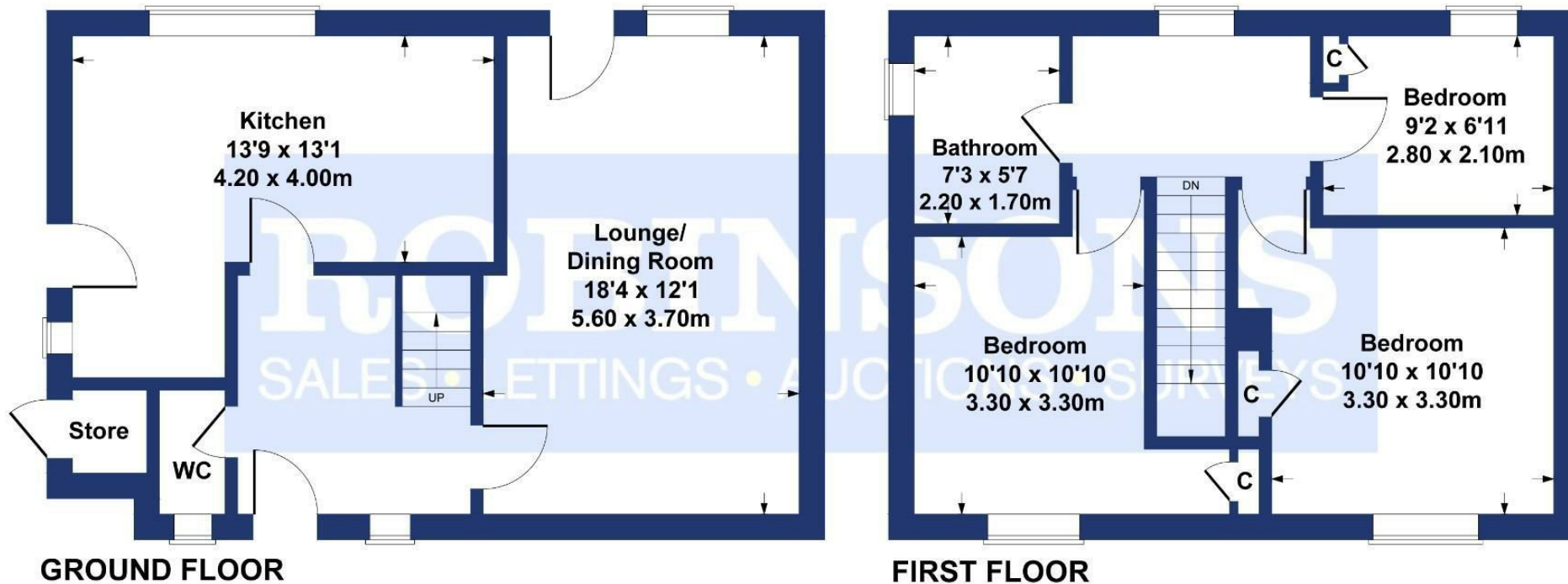
Energy Rating: D

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.

Findon Avenue

Approximate Gross Internal Area
958 sq ft - 89 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.

