

Yewbank Avenue, Gilesgate, DH1 1DH 5 Bed - House - Semi-Detached O.I.R.O £260,000

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Pleasant Cul-De-Sac Position \*\* Spacious Floor Plan \*\* Extended \*\* Large Rear Garden \*\* Ample Parking & Single Garage \*\* Close to Good Amenities, Schools & Road Links \*\* Ideal Family Home \*\* GCH & Double Glazing \*\*

The floor plan includes: an entrance porch, hallway with stairs leading to the first floor, a comfortable lounge and dining area, a modern fitted kitchen, a practical utility room with access to both the garage and rear garden, and a convenient WC with shower facilities.

Upstairs, the first floor offers five bedrooms, a family bathroom, and a separate WC.

Externally, the property enjoys a pleasant cul-de-sac position within a highly regarded development on the outskirts of the city centre. The front garden provides ample parking, complemented by a spacious side garden that offers excellent potential for extension (subject to the usual consents). To the rear, a generous garden features a lawn, patio area, and a charming pergola.

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. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.







## **GROUND FLOOR**

## **Entrance Porch**

Hallway

Lounge

13'10 x 11'06 (4.22m x 3.51m)

**Dining Room** 

10'06 x 8'08 (3.20m x 2.64m)

Kitchen

10'06 x 8'11 (3.20m x 2.72m)

**Utility Room** 

**WC** with Shower

Garage

16'11 x 8'06 (5.16m x 2.59m)

**FIRST FLOOR** 

**Bedroom** 

14'01 x 8'06 (4.29m x 2.59m)

**Bedroom** 

11'11 x 9'11 (3.63m x 3.02m)

**Bedroom** 

10'08 x 8'10 (3.25m x 2.69m)

**Bedroom / Study** 

8'05 x 8'0 (2.57m x 2.44m)

**Bathroom** 

6'01 x 5'05 (1.85m x 1.65m)

**Separate WC** 

**Agent Notes** 

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,268 p.a

**Energy Rating: Pending** 

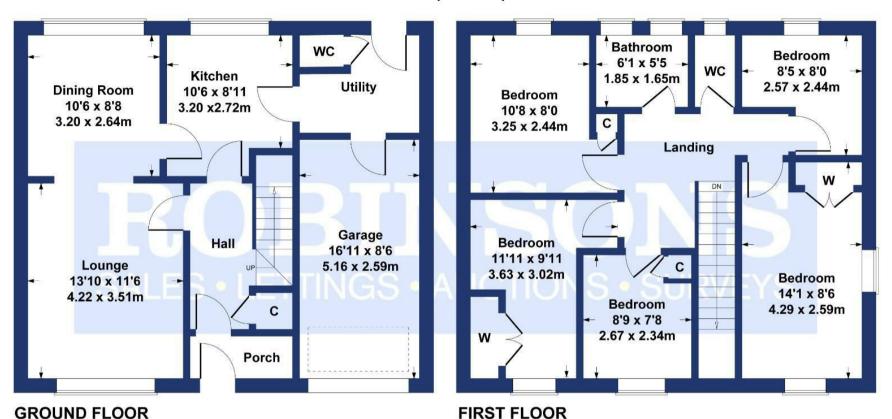
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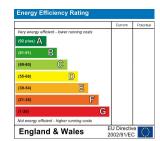




## Yewbank Avenue

**Approximate Gross Internal Area** 1351 sq ft - 126 sq m





**FIRST FLOOR** 

## 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.

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