



Abbots Row, Gilesgate, DH1 1HE
2 Bed - Bungalow - Semi Detached
O.I.R.O £175,000

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Cul-De-Sac Position ** Detached Garage ** Popular Location **
Gardens & Parking ** Double Glazing & GCH **

The layout encompasses: an entrance lobby that welcomes you into the residence, an inviting living room perfect for relaxation, a fitted kitchen, two generously sized double bedrooms for utmost comfort, a white suite bathroom/WC offering convenience, and a practical utility space. Step outside to discover a driveway leading to a detached garage, accompanied by expansive gardens to the rear and side, providing ample outdoor space for leisure and recreation.

Located in the sought-after Abbots Row residential development within Gilesgate, the property enjoys proximity to local shops and amenities. Durham City Centre, offering a wider range of facilities, is only about one and a half miles away. Convenient for commuters, Gilesgate is a short drive from the A1(M) Motorway Interchange, providing easy access to both the North and South.

Hallway

Living Room

14'9 x 13'6 (4.50m x 4.11m)

Kitchen

8'10 x 8'5 (2.69m x 2.57m)

Utility Area

Bedroom

11'6 x 10'11 (3.51m x 3.33m)

Bedroom

12'2 x 8'5 (3.71m x 2.57m)

Bathroom/WC

Garage

16'2 x 8'1 (4.93m x 2.46m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801

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.



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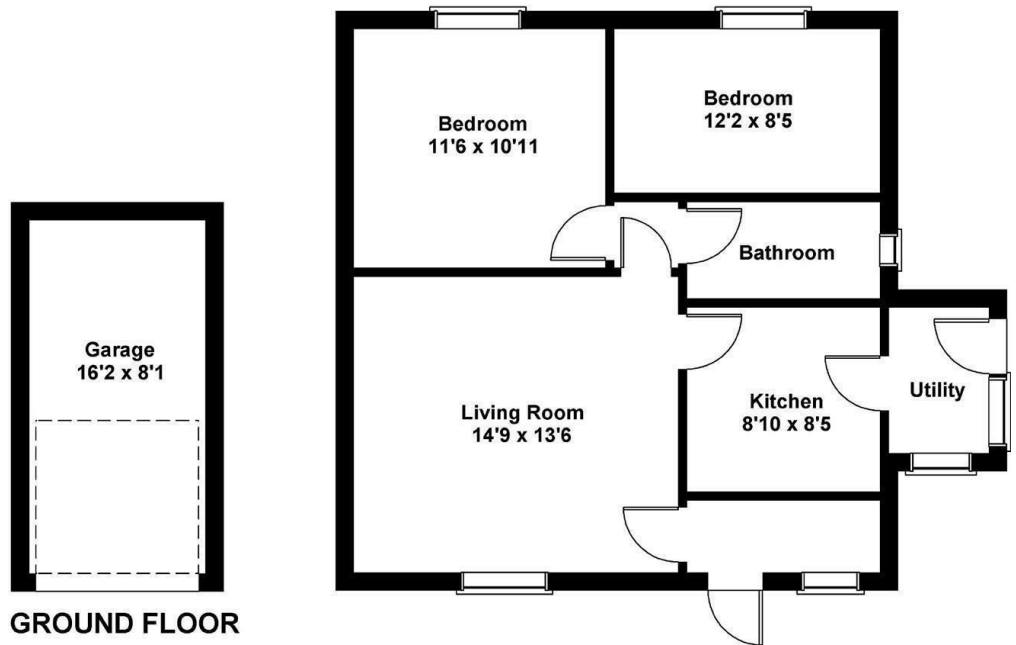
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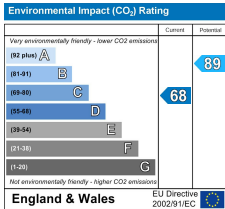
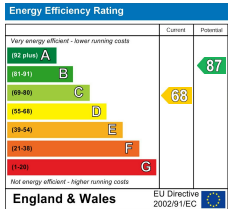
Strategic Marketing Plan

Dedicated Property Manager

Abbotts Row



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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