



Willowtree Avenue, Gilesgate, DH1 1EA
4 Bed - House - Semi-Detached
O.I.R.O £280,000

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Willowtree Avenue Gilesgate, DH1 1EA

Constructed in 1967 and cherished through the years with enhancements and extensions on three separate occasions, we proudly present this generously proportioned four-bedroom semi-detached family residence for sale with no onward chain. Nestled on a prime plot within the esteemed confines of this traditionally coveted estate, this property exudes charm and practicality.

Occupying a secluded corner plot boasting off-street parking and encompassing well stocked gardens at the front, rear, and side (the latter two providing a commendable level of privacy), this home is poised to cater to the requirements of a diverse range of potential buyers.

Internally, the layout comprises an entrance porch, hallway, inviting lounge, a striking family room merging seamlessly with the dining area featuring bi-fold doors opening onto the rear garden, a generously sized kitchen with breakfasting area, and a practical utility room. There is also a garage. Ascending to the first floor reveals four well-proportioned bedrooms, with the double aspect master benefitting from an en-suite refurbished in 2017, alongside a family shower room/WC.

Equipped with UPVC double glazing, gas-fired central heating via a combi boiler installed in December 2021, a fireplace fitted in 2022, and cavity wall insulation fitted in 2004 with a 25-year guarantee.

Gilesgate stands as a highly sought-after suburb, conveniently located for strolling into Durham City and along the riverside. Situated approximately two miles from the train station and with immediate access to the A690, which seamlessly links to the A1(M), the locale is a commuter's dream. Local amenities include shops, a convenience store, a public house, and takeaway restaurants, along with several esteemed schools. A retail park lies approximately half a mile away, hosting a variety of stores and a supermarket, while further amenities and attractions await within Durham City Centre.













GROUND FLOOR

Porch

Hallway

Lounge

15'1" x 11'5" into bay (4.6 x 3.5 into bay)

Family Room / Dining Area

20'8" x 18'0" (6.3 x 5.5)

Kitchen

14'5" x 11'9" (4.4 x 3.6)

Utility

16'0" x 5'6" (4.9 x 1.7)

Garage

FIRST FLOOR

Landing

Bedroom

18'0" x 11'1" max (5.5 x 3.4 max)

En-Suite

Bedroom

10'9" x 8'10" (3.3 x 2.7)

Bedroom

11'9" x 9'10" (3.6 x 3)

Bedroom

8'6" x 7'10" (2.6 x 2.4)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 70 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £1998.91 p.a

Energy Rating: D

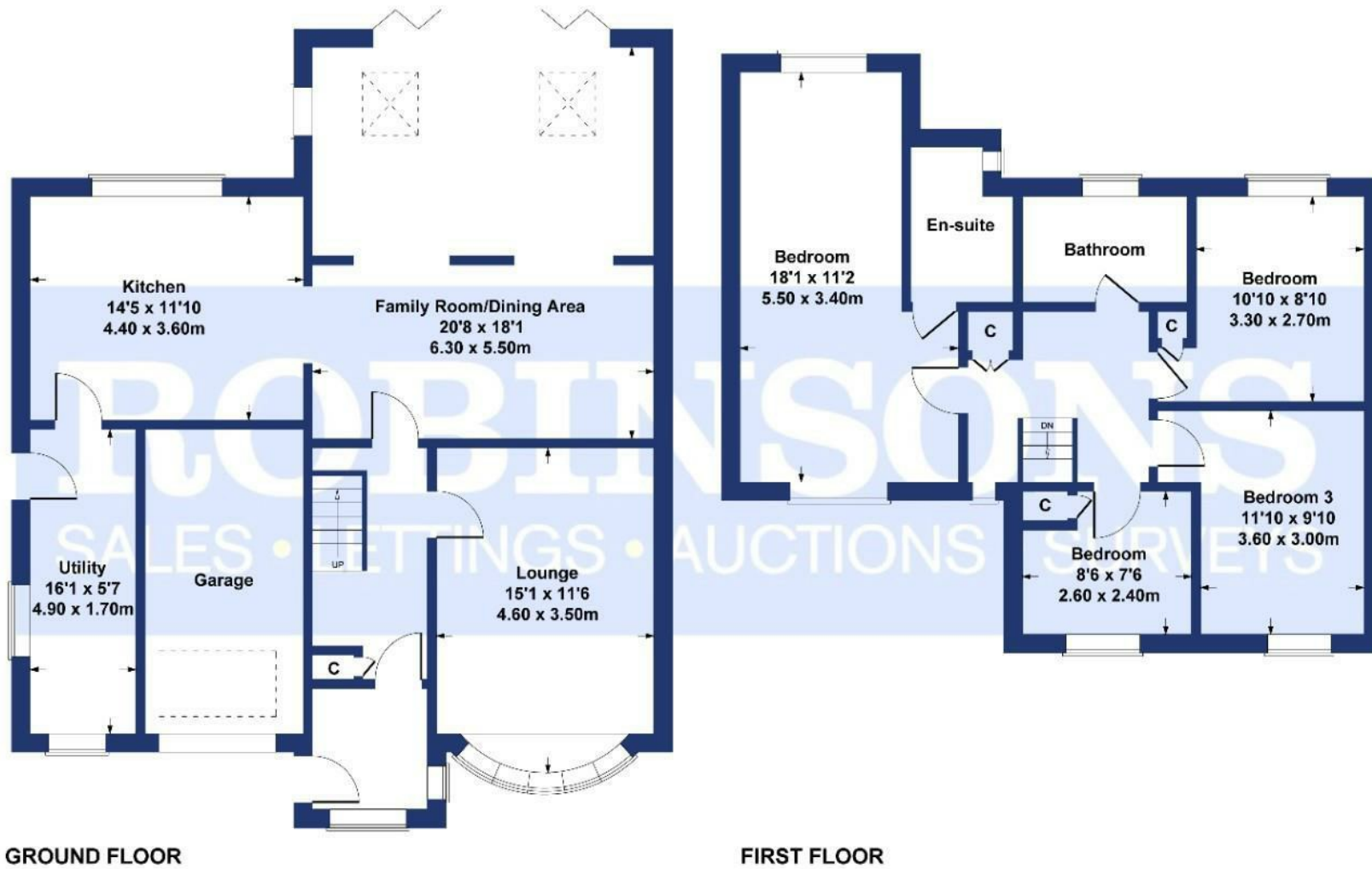
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Willowtree Avenue

Approximate Gross Internal Area
1830 sq ft - 170 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		66	74
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. 2024

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

