



Waterson Crescent

Witton Gilbert DH7 6SH

Offers In The Region Of £79,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Waterson Crescent

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- No chain involved
- EPC RATING - C
- Generous bedroom

- Beautifully presented
- Modern refitted kitchen
- Communal gardens

- Refurbished to a high standard
- Luxurious refitted shower room
- Cul de sac location

Available for sale with no onward chain, this beautifully presented ground floor flat is in ready to move in to condition, perfect for first time buyers, downsizers or buy to let investors. Finished to a high standard with many improvements, viewing is recommended for full appreciation.

Having a spacious feel throughout, the impressive accommodation comprises of a welcoming entrance hallway with two useful storage cupboards, lovely living room with access to the rear garden, modern refitted kitchen, generous double bedroom and luxurious refitted shower room. Externally there are communal gardens, the rear enjoying distant countryside views, and communal parking.

Waterson Crescent is a cul de sac location within the sought after village of Witton Gilbert, which enjoys a range of local amenities and has good road and public transport links.

GROUND FLOOR

Entrance Hall

Welcoming hallway with two useful storage cupboards, laminate flooring and radiator.

Living Room

13'2" x 10'11" (4.02 x 3.34)

Spacious reception room with UPVC double glazed door to the garden, two UPVC double glazed side windows, laminate flooring and radiator.

Kitchen

12'0" x 6'0" (3.67 x 1.83)

Refitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, hob and extractor over, an integrated fridge and freezer and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, tiled splashbacks, laminate flooring, radiator and wall mounted combi gas central heating boiler.

Bedroom

13'2" x 8'11" (4.02 x 2.73)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Shower Room/WC

7'5" x 5'6" (2.28 x 1.70)

Luxurious refitted shower room comprising of a walk-in cubicle with rainfall and hand held showers, a hand

wash basin set to a vanity unit, WC, tiling to the walls and flooring, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the front.

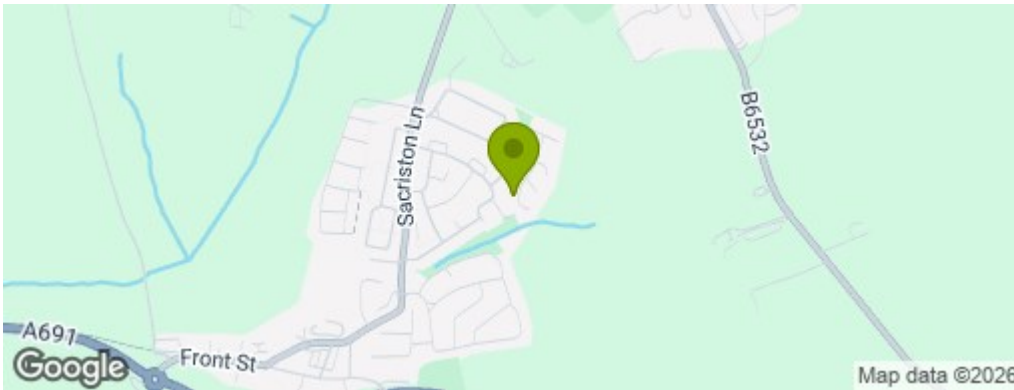
EXTERNAL

There are communal gardens to the front and rear of the property, along with communal and on street parking.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2026



Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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