

Coronation Terrace, Gilesgate, DH1 2DT
2 Bed - House - Terraced
O.I.R.O £150,000

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No Chain ** Prime Location ** Refurbished Throughout ** Spacious Accommodation & High Ceilings ** Modern Kitchen & Bathroom ** Rear Courtyard & Enclosed Garden ** Ample On-Street Parking ** Excellent Transport Links ** Ideal First Home or Investment ** Must Be Viewed **

Occupying a convenient position within the popular Gilesgate area, just a short distance from Durham City Centre, this beautifully refurbished two-bedroom home offers spacious, stylish and well-presented accommodation. Ideally suited to first-time buyers, professionals and buy-to-let investors, the property combines modern interiors with generous room proportions, high ceilings and excellent access to local amenities.

Refurbished throughout, the property offers an attractive, ready-to-move-into home with a bright and welcoming feel.

The ground floor comprises an entrance lobby with stairs to the first floor, a generous lounge with front-facing window and a modern fitted kitchen/dining room offering excellent everyday living space. A useful walk-in storage area and separate rear utility room provide additional practicality, with access to the rear courtyard.

To the first floor are two well-proportioned bedrooms, including a particularly spacious principal bedroom, together with a modern bathroom/WC featuring a contemporary suite with shower over bath.

Externally, the property benefits from ample on-street parking to the front, while to the rear is a courtyard and enclosed garden, providing valuable outdoor space.

Gilesgate offers a range of local shops, supermarkets and everyday amenities, with further facilities available in nearby Belmont and Carrville. Durham City Centre, approximately 1.5 miles away, provides extensive shopping, dining, leisure and recreational opportunities.

The property is also ideally positioned for commuters, with convenient access to the A1(M), providing excellent transport connections throughout the region.







Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

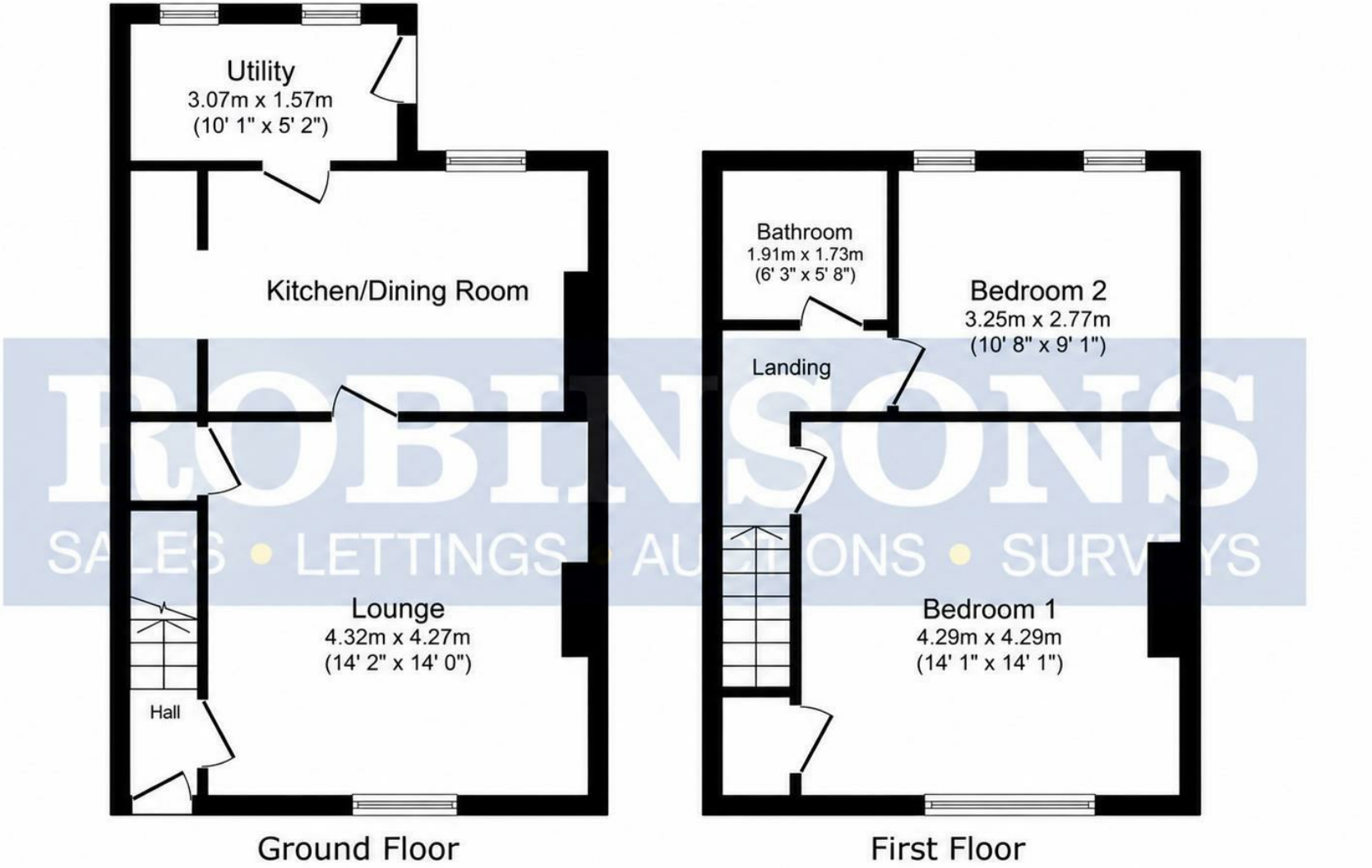


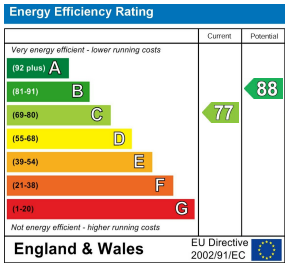












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