

**STUART  
EDWARDS**



## The Moorlands

Gilesgate, Durham DH1 2LB

- CONVENIENTLY LOCATED MID TERRACE HOUSE
  - LOUNGE & DINING ROOM
  - BATHROOM WITH BATH & SHOWER
  - NO ONWARD CHAIN
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY
- 3 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN & HOB
- LARGE REAR GARDEN
- 1 MILE FROM DURHAM CITY CENTRE

**Asking Price £169,950**



#### FULL DESCRIPTION

Perfectly positioned in the highly convenient and sought-after Gilesgate area of Durham, this attractive mid-terraced house sits just one mile from Durham City Centre and is offered for sale with no onward chain.

Ideal for growing families or as a sound investment thanks to the area's strong rental demand, the property is sure to attract plenty of interest.

A composite front door opens into a welcoming hallway that leads to the lounge, a separate dining room with pleasant views over the rear garden, and a well-equipped fitted kitchen complete with integrated oven and hob.

Stairs from the hallway lead to the first-floor landing, giving access to three bedrooms and a family bathroom suite fitted with both a bath and a mains-fed shower.

Outside, the enclosed front garden offers a neat welcome, while the particularly large and well-maintained rear garden is a real standout, featuring a laid lawn, mature planted borders, and a paved patio perfect for al fresco dining.

The home further benefits from gas central heating via a combi boiler and UPVC double glazing throughout.

Given its prime Gilesgate location and appealing features, this property is expected to prove extremely popular. Early viewings are strongly recommended to avoid disappointment.

#### AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Also within easy reach of excellent bus routes.

The A1(M) motorway and A680 dual carriageway is also a short distance away, providing good road links throughout the region.

Durham City itself is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

### ENTRANCE HALLWAY

Composite entrance door leading to hallway with stairs to the first floor landing.

### LOUNGE

13'2" x 14'6"

Double radiator and under stair storage cupboard.

### KITCHEN

10'3" x 9'1"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven and gas hob. Tiled splashbacks, plumbed for automatic washing machine, vinyl flooring and double glazed rear entrance door leading to the garden.

### DINING ROOM

9'9" x 9'3"

Double radiator.

### FIRST FLOOR LANDING

Double radiator and loft access.

### BEDROOM 1

13'4" x 10'5"

Double radiator.

### BEDROOM 2

10'0" x 9'8"

Double radiator.

### BEDROOM 3

10'1" x 8'0"

Double radiator and central heating boiler.

### GARDENS

Gardens to the front and rear with laid lawns, mature planted borders and a paved patio area.

### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4636-0225-8600-0358-2206>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We

cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: A**  
**EPC Rating: C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.