



School View

Gilesgate DH1 1HU

Offers In The Region Of £145,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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School View

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- No chain involved
- EPC RATING - B
- Off street parking for up to 4 vehicles

- Flexible ownership
- Two double bedrooms
- Ideal starter home

- Larger than average corner plot
- Lots of extras available by separate negotiation
- Sought after location

Available for sale with no chain involved, this modern semi detached house enjoys a larger than average corner plot with parking for up to 4 vehicles. An ideal starter home, the property is situated in the sought after location of Gilesgate, within easy reach of Durham City centre and a wide range of local amenities.

The property is currently jointly owned with the Thirteen Group, the price advertised reflects a 100% share. There is the option to purchase a lower percentage, with a lower pre-agreed monthly rental sum.

The spacious floor plan comprises of a welcoming entrance hallway with WC, living room and open plan kitchen and dining room. To the first floor there are two generous double bedrooms and modern bathroom. Externally there is ample parking and a generous enclosed garden. Various items are available by separate negotiation including a wooden garden room.

GROUND FLOOR

Hall

Welcoming hallway entered via composite door.

Having stairs leading to the first floor, an understairs cupboard and radiator.

WC

Comprising of a WC, pedestal wash basin and radiator.

Living Room

12'11" x 10'1" (3.94 x 3.08)

Having a UPVC double glazed window to the front and radiator.

Open Plan Kitchen and Dining Room

18'0" x 9'11" (5.49 x 3.03)

Large open plan kitchen and dining room which is perfect for modern living and entertaining.

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker, fridge/freezer space and plumbing for a washing machine. Further features include two UPVC double glazed windows, an external door to the rear garden, radiator and combi gas central heating boiler.

FIRST FLOOR

Landing

With storage cupboard and loft access.

Bedroom One

17'11" x 8'11" max (5.48 x 2.74 max)

Generous double bedroom with a two UPVC double glazed windows to the front, storage cupboard and radiator.

Bedroom Two

13'11" x 10'6" (4.25 x 3.22)

Further large double bedroom with UPVC double glazed window to the side and radiator.

Bathroom/WC

7'2" x 6'7" (2.19 x 2.02)

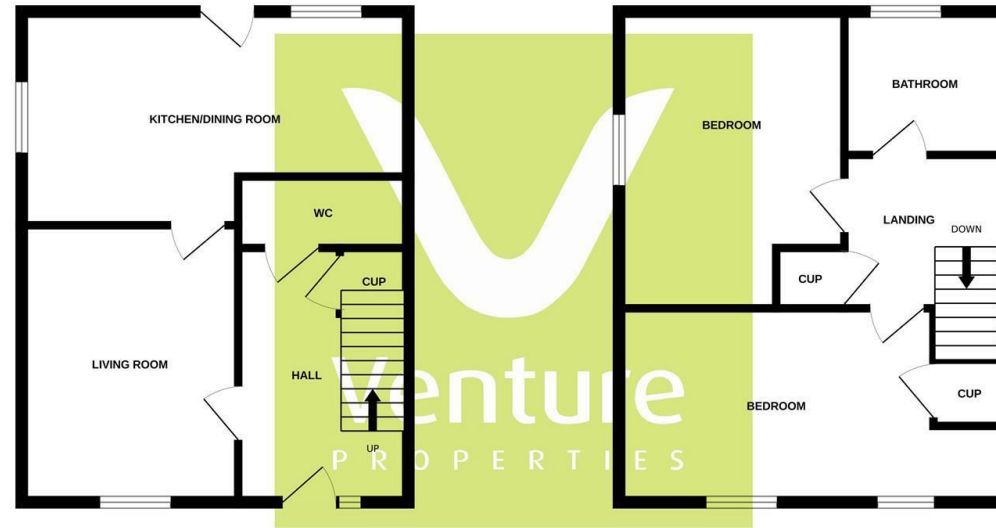
Modern white suite comprising of a bath with an electric shower, pedestal wash basin, WC, tiled splashbacks, radiator, extractor fan, shaver point and UPVC double glazed opaque window to the rear.

EXTERNAL

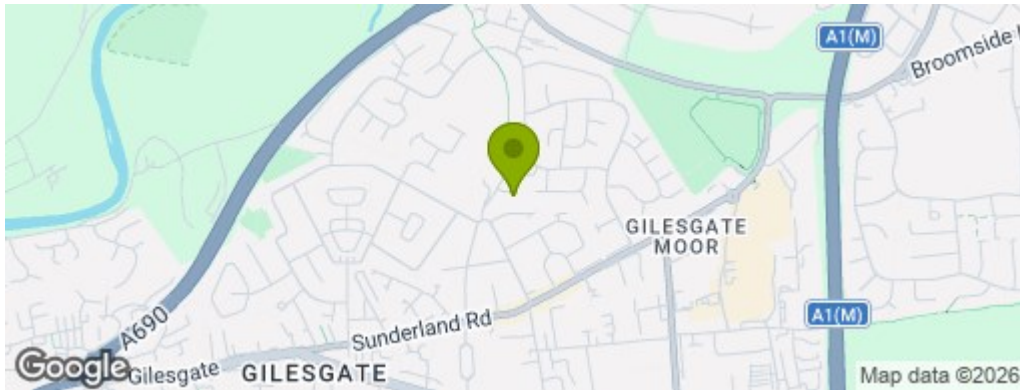
The property enjoys a larger than average corner plot with off street parking for up to 4 vehicles and an enclosed garden with lawn, mature borders and patio area.

GROUND FLOOR

FIRST FLOOR



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