



## St. Josephs Close

Gilesgate DH1 2JA

Offers In The Region Of £250,000





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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# St. Josephs Close

Gilesgate DH1 2JA



- No chain involved
- EPC RATING - D
- Stylish refitted bathroom

- Three double bedrooms
- Spacious conservatory
- Larger than average plot

- Large open plan living and dining room
- Contemporary refitted kitchen
- Cul de sac location

Venture Properties are delighted to offer for sale with no onward chain, this link detached bungalow with three double bedrooms enjoying a larger than average plot within a cul de sac location in Gilesgate. Suitable for a wide range of buyers, viewing is highly recommended for full appreciation.

The spacious floor plan which offers further scope for extension comprises of a hallway leading in to the impressive open plan living and dining room which is perfect for modern living and entertaining. It has french doors opening in to a large conservatory and a wood burning stove. The kitchen has been refitted to a high standard in a contemporary style with built in appliances and the accommodation is completed by a stylish bathroom. Externally there are gardens which enjoy a high degree of privacy, a driveway and garage.

St Josephs Close is located within walking distance to Durham City centre and has excellent access to local amenities, including local schools, available in both Gilesgate and the nearby Dragonville Retail Park. It is also with easy reach of both the A1(M) and A690 for commuting across the region

## Hallway

Welcoming hallway entered via UPVC double glazed door. Having laminate flooring, recessed spotlighting and radiator.

## Living Room

18'8" x 11'3" (5.71 x 3.43)

Spacious reception room which opens to the dining room, UPVC double glazed french doors opening to the conservatory, a feature fireplace housing a wood burning stove and wood laminate flooring.

## Dining Room

10'7" x 8'11" (3.23 x 2.72)

With a continuation of the wood laminate flooring, recessed spotlighting and radiator.

## Conservatory

16'0" x 9'6" (4.89 x 2.90)

A superb addition to the property having UPVC double glazed windows, UPVC double glazed french doors opening to the garden and a radiator.

## Kitchen

9'4" x 8'10" (2.85 x 2.71)

The kitchen has been refitted with a comprehensive range of modern white gloss units, work surfaces incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with stainless steel extractor over along with an integrated fridge and washing machine. Further features include a breakfast bar, UPVC double glazed window to the front, UPVC external door, recessed spotlighting, radiator and cupboard housing the combi gas central heating boiler.

## Bedroom One

14'4" x 10'6" (4.37 x 3.22)

Generous double bedroom with a UPVC double glazed window, fitted wardrobes, dressing table and bedside tables, laminate flooring and radiator.

## Bedroom Two

11'6" x 9'10" (3.52 x 3.02)

Double bedroom with a UPVC double glazed window, fitted wardrobes and drawer units, laminate flooring and radiator.

## Bedroom Three

10'4" x 9'10" (3.15 x 3.02)

Further double bedroom with a UPVC double glazed window and radiator.

## Bathroom/WC

9'2" x 5'4" (2.80 x 1.63)

Stylish bathroom comprising of a panelled bath, cubicle with mains fed shower, wash basin set to a vanity unit, WC, tiled walls, recessed spotlighting, radiator and UPVC double glazed opaque window.

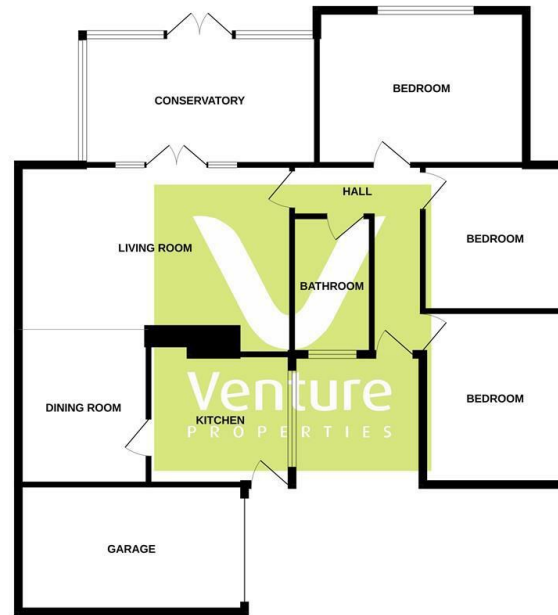
## EXTERNAL

The property enjoys a larger than average plot with enclosed gardens including a lawn to the side, gravelled area to the rear and patio area. There is a low maintenance garden to the front and a driveway for off street parking.

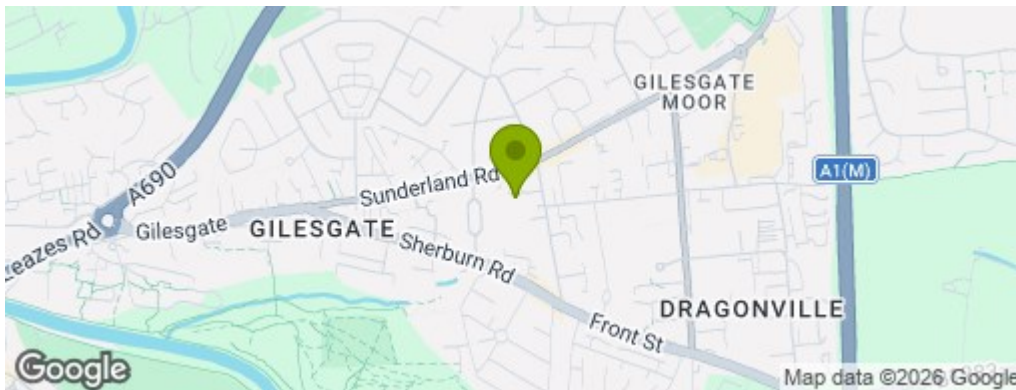
## Garage

An attached single garage with door to the garden.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 a guide only by prospective purchasers. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

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: C Annual price: £2331 (Maximum 2025)

Energy Performance Certificate Grade D

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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