



## Wakenshaw Road

Gilesgate DH1 1EP

Offers In The Region Of £120,000





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



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# Wakenshaw Road

Gilesgate DH1 1EP



- Two double bedrooms
- EPC RATING - E
- Ideal for sharers

- Two reception rooms
- Close to local amenities
- Easy access to the city centre

- Walking distance to university buildings
- Garden
- Investment opportunity

Venture Properties are delighted to offer for sale with no chain, this spacious property situated in the highly sought after location of Gilesgate. Ideally placed for access to Durham City and local amenities.

The property consists of a good sized living room with a further reception room or bedroom coming off the living room, a fitted kitchen, a lobby and further room to the rear with WC. On the first floor there are two generous double bedrooms and a family bathroom. Externally there is a large garden to the rear which includes a shed.

An ideal investment opportunity, the location of the property ensures that student tenants are only around a twenty minute walk from Elvet Riverside lecture rooms, whilst only a short walk from the amenities in Gilesgate, including Sainsburys Local which is approximately a five minute walk from the property.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, a UPVC double glazed window, laminate flooring and radiator.

### Living Room

13'6" x 9'11" (4.12 x 3.03)

With a UPVC double glazed bow style window, feature fireplace housing a gas fire with back boiler, laminate flooring and radiator.

### Dining Room/Bedroom

8'8" x 7'10" (2.66 x 2.40)

Having a UPVC double glazed window to the rear, laminate flooring and radiator.

### Kitchen

11'6" x 8'4" (3.51 x 2.56)

Fitted with a good range of base and wall units finished in a medium oak, heat resistant worktops, sink unit with mixer tap, breakfast bar, integrated oven hob and extractor, plumbing for an automatic washing machine, two UPVC double glazed windows and understairs storage area.

### Lobby

5'4" x 5'2" (1.63 x 1.59)

With a UPVC double glazed window and door to the garden and laminate flooring.

### Reception Room/Bedroom

10'0" x 5'9" (3.06 x 1.77)

With a UPVC framed double glazed window to the side, laminate flooring and radiator.

### WC

Comprising of a WC, hand wash basin, laminate flooring and extractor fan.

## FIRST FLOOR

### Landing

With loft access and airing cupboard.

### Bedroom One

16'8" x 9'2" (5.10 x 2.80)

Generous double bedroom with two UPVC double glazed windows, storage cupboard, laminate flooring and radiator.

### Bedroom Two

9'11" x 9'4" (3.04 x 2.87)

Double bedroom with a UPVC double glazed window to the rear, laminate flooring, radiator and storage cupboard.

### Bathroom

6'10" x 6'0" (2.10 x 1.85)

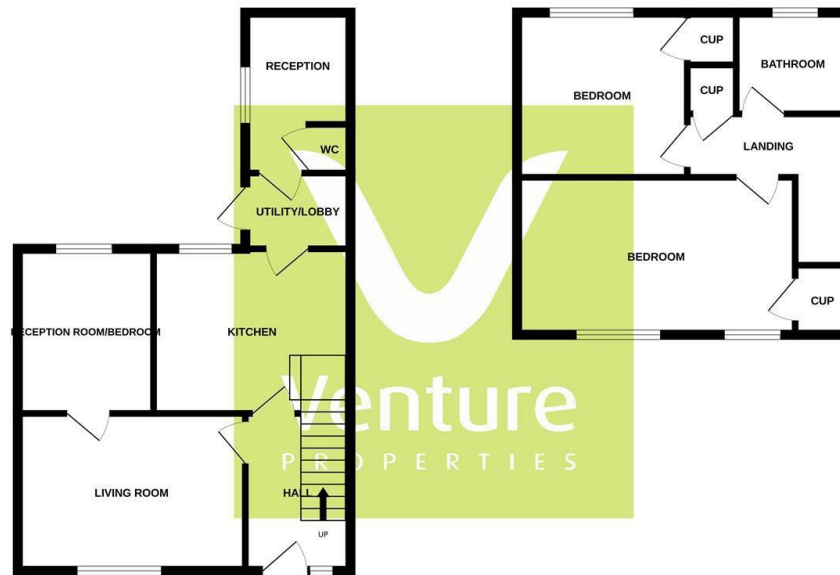
Fitted with a white suite comprising of a panelled bath, pedestal wash basin and low level WC. Having glazed tiling to all walls, radiator and UPVC double glazed window.

### EXTERNAL

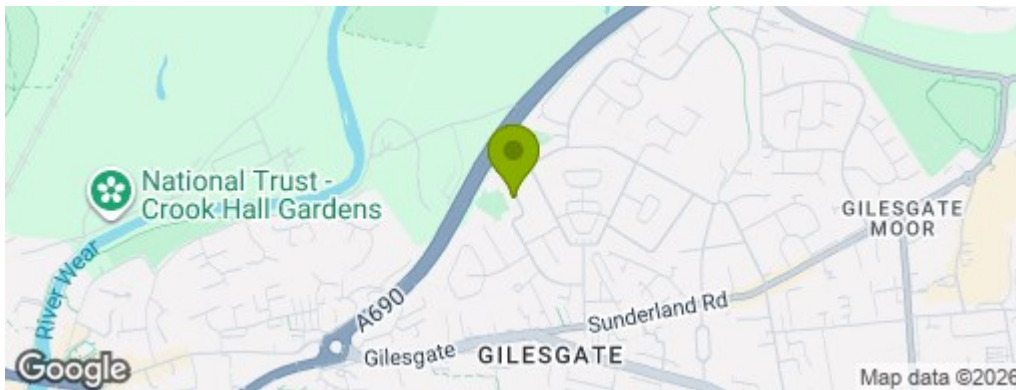
To the front of the property there is a wall enclosed easy maintenance garden, whilst to the rear of the property there is a further good sized fence enclosed garden area with excellent aspect to the rear, garden shed and patio area.

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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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps  
 Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
 Energy Performance Certificate Grade E  
 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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