STUART EDWARDS









Gilesgate

Gilesgate, Durham DH1 1QG

- INVESTMENT OPPORTUNITY
- TOP OF GILESGATE BANK
- SPACIOUS LOUNGE/DINING ROOM
- STYLISH BATHROOM
- 2 BEDROOM MID TERRACED HOUSE
- CURRENTLY LET & ACHIEVING £15,600PA
- MODERN KITCHEN
- WALLED REAR YARD

Asking Price £199,950

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
Currently set up as a student rental property and achieving £15,600PA.
Well maintained by the current owner, internally the property consists of a spacious lounge/dining room with open staircase and kitchen with a range of shaker style units and access door to the rear yard. To the first floor there's a landing, two well presented bedrooms and a stylish bathroom suite.
To the rear there is an enclosed yard with walled boundary.
Conveniently located within easy walking distance of Durham City Centre. 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. The area benefits from excellent transportation links with regional rail and bus networks and is within easy reach of the A690, less than 2 miles from the A1M and just 18 miles to the south of Newcastle upon Tyne.
This is an excellent investment opportunity, in a highly sought after location.
Sure to prove extremely popular, viewings are recommended.

LOUNGE/DINING ROOM
17'2" x 16'9"
With laminate flooring, two radiators, alcove storage cupboard and open staircase to the first floor landing.

KITCHEN
8'2" x 7'3"
Range of shaker style wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated oven and hob, extractor fan, plumbed for automatic washing machine, fully tiled walls and flooring and rear entrance door to the enclosed yard.

FIRST FLOOR LANIDNG

BEDROOM 1
16'10" x 8'4"
Double radiator, built-in storage cupboard, laminate flooring and coved ceiling.

BEDROOM 2
10'1" x 8'4"
Radiator, laminate flooring and coved ceiling.

BATHROOM
7'9" x 7'6"
Modern suite comprising: close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, coved ceiling, tiled walls and flooring, spot lighting and chrome heated towel rail.

ENCLOSED YARD

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0066-3955-4200-8725-3204

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

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.







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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.