



Kepier Crescent, Gilesgate, DH1 1PQ
3 Bed - House - Terraced
£180,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Kepier Crescent Gilesgate, DH1 1PQ

Robinsons are delighted to offer to the sales market this beautifully presented three-bedroom home, which should prove to be an excellent family property, benefiting from off-road parking and a large enclosed rear garden.

The property is presented to a high standard throughout and offers a range of attractive features, including a log-burning stove in the lounge, along with a modern re-fitted kitchen and bathroom. The home is warmed by a gas combination boiler and benefits from UPVC double-glazed windows.

The internal accommodation comprises an entrance hallway leading to a spacious lounge, featuring a window overlooking the front aspect and an attractive inset log-burning stove. The re-fitted kitchen is well equipped with a modern range of wall, base and drawer units, integral appliances and space for a dining table. There is also a useful under-stairs storage cupboard. A rear hallway provides access to a further storage room, which also houses the washing machine.

To the first floor, there are three bedrooms, two of which are generous double rooms, together with a family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from a block-paved driveway to the front, providing useful off-road parking. To the rear is a particularly spacious and enclosed garden, predominantly laid to lawn with paved patio areas, making it ideal for outdoor seating and entertaining.

Kepier Crescent is ideally positioned for access to Durham City Centre and is within walking distance of a range of local amenities, including schools, shopping facilities and public transport links.

Contact Robinsons today for further information and to arrange an internal viewing of this appealing family home.













GROUND FLOOR

Hall

Lounge

15'2 x 11'9 (4.62m x 3.58m)

Kitchen/Dining Room

12'2 x 9'8 (3.71m x 2.95m)

FIRST FLOOR

Bedroom

12'3 x 11'9 (3.73m x 3.58m)

Bedroom

12'4 x 10'0 (3.76m x 3.05m)

Bedroom

8'9 x 8'3 (2.67m x 2.51m)

Bathroom

OUTSIDE

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – N/A

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – N/A

Probate – N/A

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

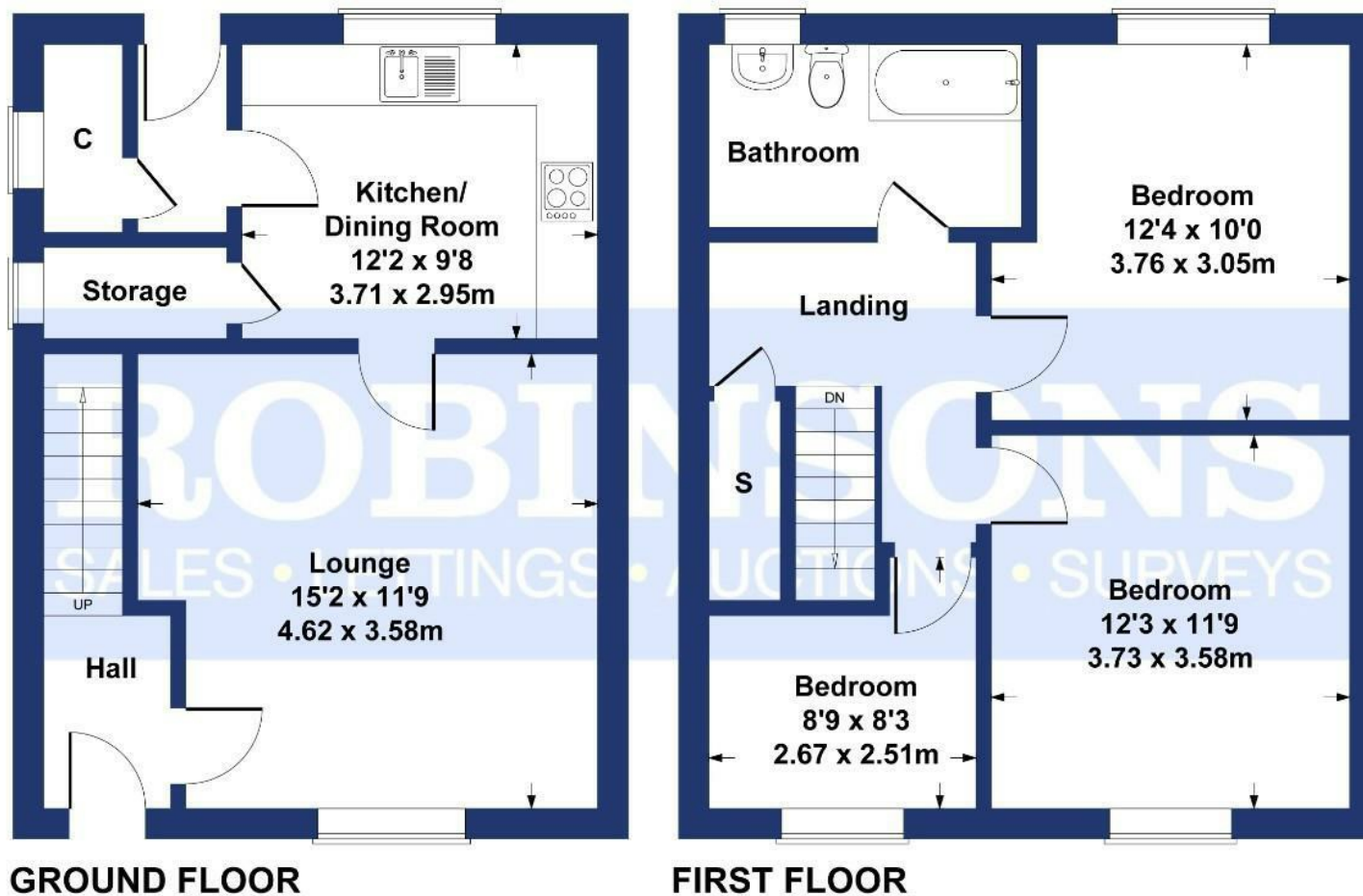
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Kepier Crescent Durham

Approximate Gross Internal Area

982 sq ft - 91 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		85
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

