



## Prebends Field

Gilesgate Moor DH1 1HH

Offers In The Region Of £210,000





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# Prebends Field

Gilesgate Moor DH1 1HH



- Much sought after location
- EPC Rating - B
- Solar panels

- Three bedrooms
- Kitchen refitted 2023
- Easy access to Durham City

- Shower room refitted 2025
- Boiler and electric fire fitted 2023
- Good road links for commuting via the A690 and A1(M)

Venture Properties are delighted to offer for sale this spacious semi detached house offering three well proportioned bedrooms in a sought after location, close to local amenities, motorway links and within easy reach of Durham City centre.

The property has a host of improvements including solar panels, a refitted kitchen and shower room, along with upgraded boiler and oak internal doors. It has a floor plan comprising of an entrance porch leading to a hall with useful cloaks cupboard, spacious living room with a picture window which opens to the dining room with patio doors to the conservatory creating a superb space for modern family living and entertaining. The comprehensively fitted kitchen comprises of a range of appliances and leads to the utility room with access to the rear garden. To the first floor are three well proportioned bedrooms, as well as a modern refitted shower room and separate WC. Externally there are gardens to the front and rear, a driveway and garage.

Gilesgate Moor offers a wide range of local amenities all within walking distance. There are excellent transport links to Durham City and to both the A1(M) and A690 for access across the region.

Properties in this area prove highly popular making early viewing essential to avoid disappointment.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC double glazed french doors. With an internal door in to the hallway.

### Hall

Having stairs leading to the first floor, a cloaks cupboards, understairs storage cupboard and radiator.

### Living Room

14'0" x 11'6" (4.27 x 3.53)

Having a UPVC double glazed window to the front, a feature fireplace housing an electric fire and a radiator.

### Dining Room

10'5" x 8'9" (3.20 x 2.67)

With double glazed patio doors to the conservatory and a radiator.

### Conservatory

10'11" x 7'8" (3.33 x 2.34)

An excellent addition to the property with UPVC double glazed windows, tiled flooring and french doors opening to the rear garden.

### Kitchen

10'6" x 8'11" (3.22 x 2.73)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a cooker with extractor over and integrated dishwasher. Further features include a UPVC double glazed window to the rear, feature lighting and a radiator.

### Utility Room

8'6" x 8'2" (2.60 x 2.50)

Fitted with a storage cupboard, plumbing for a washing machine and fridge/freezer space. Having a UPVC double glazed window and door to the rear garden.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side and ladder access to the loft which is boarded for storage.

### Bedroom One

11'8" x 9'10" (3.56 x 3.00)

Spacious double bedroom with a UPVC double glazed window to the front, fitted wardrobes and a radiator.

### Bedroom Two

10'10" x 8'9" ext to 11'8" (3.31 x 2.69 ext to 3.56)

Double bedroom with a UPVC double glazed window to the rear, radiator and cupboard which houses the combi gas central heating boiler.

### Bedroom Three

8'6" x 7'11" (2.60 x 2.43)

Further well proportioned bedroom having a UPVC double glazed window to the front, radiator and storage cupboard.

### Shower Room

5'11" x 5'4" (1.81 x 1.65)

Refitted with a cubicle having mains fed shower and a hand wash basin to vanity unit. Having a heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

### WC

5'4" x 2'5" (1.65 x 0.76)

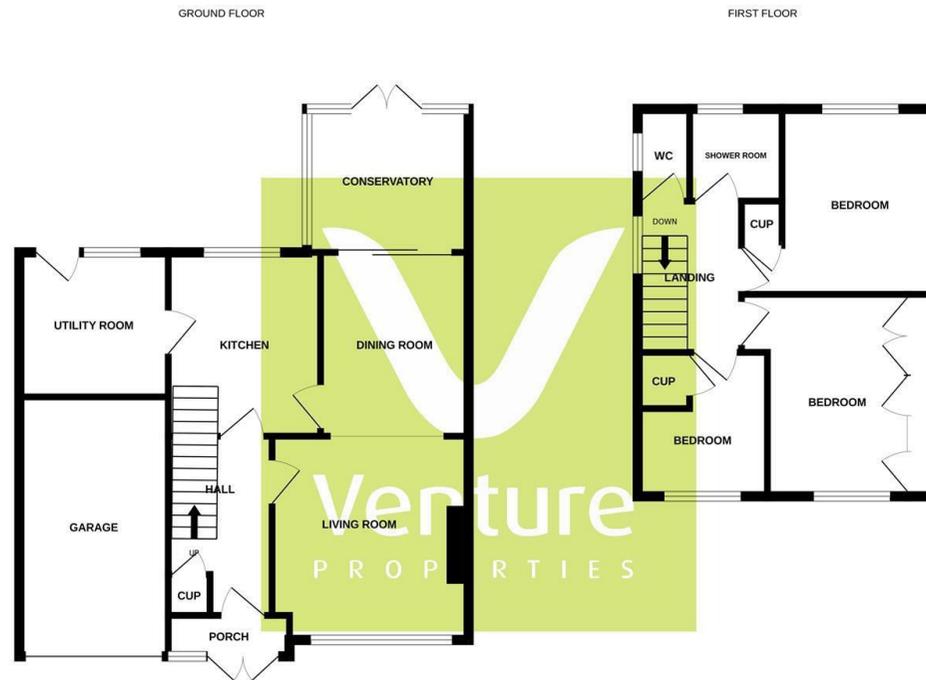
Comprising of a low level WC and UPVC double glazed opaque window to the side.

## EXTERNAL

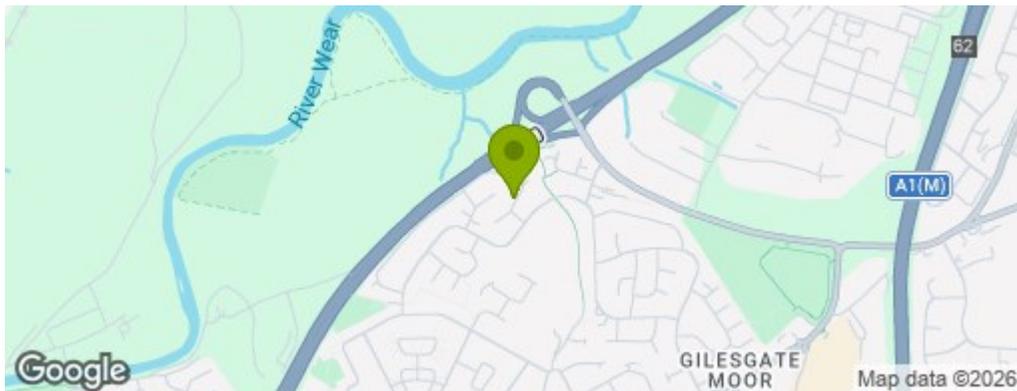
To the front of the property is a garden and a driveway for off street parking with electric car charging point, whilst to the rear is an enclosed, west facing lawned garden with patio area and shed.

### Garage

Attached single garage with roller door.



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 speed is tbc Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: C Annual price: £2268 (Maximum 2025)  
 Energy Performance Certificate Grade B  
 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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