



Wakenshaw Road

Gilesgate DH1 1EW

Offers In The Region Of £140,000





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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- No chain involved
- EPC RATING - TBC
- Low maintenance gardens and driveway

- Rarely available addition of a garage
- In need of some modernisation
- Sought after location

- Two double bedrooms
- Combi gas central heating
- Walking distance to the city centre and university buildings

Available with no onward chain, early viewing is essential to take advantage of the opportunity to purchase this two bedroom semi detached house in a highly sought-after location within Gilesgate, occupying a corner plot with the rarely available addition of a garage. Requiring some modernisation the property would be perfect for both investors and first time buyers.

The spacious living accommodation comprises to the ground floor of an entrance porch, hallway, large open plan living and dining room with feature fireplace and patio doors to the rear garden and fitted kitchen. To the first floor is a large master bedroom with walk-in cupboard, second double bedroom and bathroom/WC.. Externally the corner plot provides opportunities to extend, a driveway for off street parking and enclosed rear garden.

The property is located within walking distance to Durham City and close to a wide range of local amenities within Gilesgate.

GROUND FLOOR

Entrance Porch

Entered UPVC door with UPVC double glazed side windows and an internal door to the hall.

Hall

With stairs leading to the first floor, UPVC double glazed window to the side, storage cupboard and radiator.

Open Plan Living and Dining Room

21'5" x 13'0" (6.53 x 3.98)

Spacious open plan reception room with a UPVC double glazed window to the front, patio doors opening to the rear garden, feature fireplace housing an electric fire and two radiators.

Kitchen

11'3" x 9'7" (3.43 x 2.93)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, tiled splashbacks, radiator and external door to the rear garden.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side, storage cupboard and access to the loft.

Bedroom One

14'4" x 9'3" (4.37 x 2.84)

Generous double bedroom having a UPVC double glazed window to the front, a radiator and storage cupboard. Also having a walk in cupboard with UPVC double glazed window.

Bedroom Two

11'3" x 9'4" (3.45 x 2.87)

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

Bathroom/WC

8'1" x 7'7" (2.47 x 2.32)

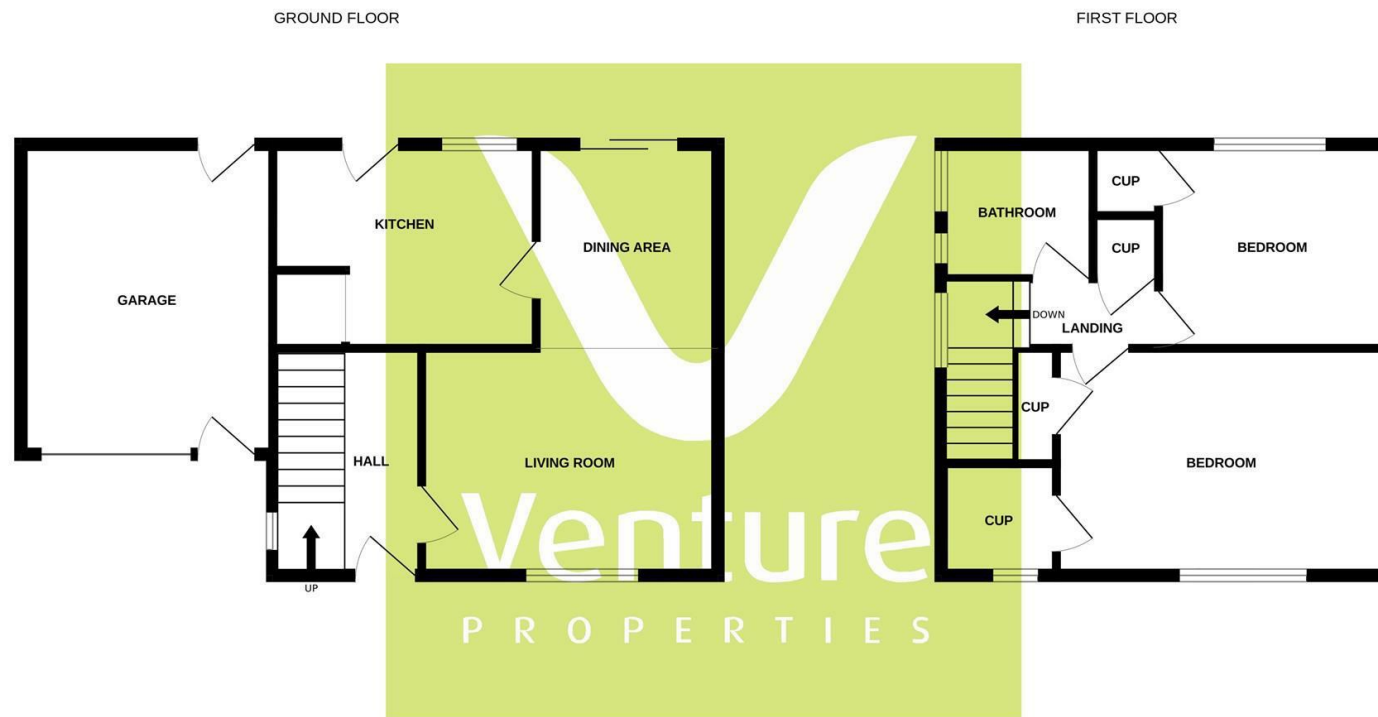
Comprising of a panelled bath, shower cubicle, wash basin set to a vanity unit, WC, radiator and two UPVC double glazed opaque windows to the side.

EXTERNAL

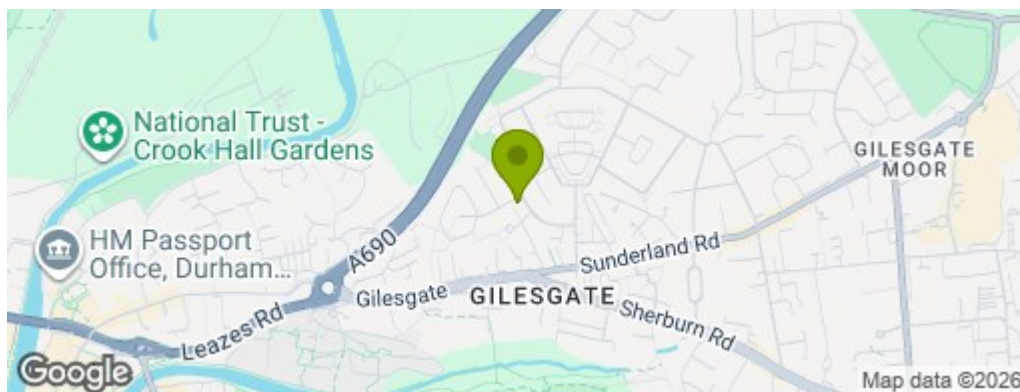
There is a wall enclosed garden to the front of the property with double gates providing access for off street parking, whilst to the rear is an enclosed, low maintenance garden.

Garage

Having stable style double doors and further doors to both the front and rear gardens.



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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