



Wakenshaw Road

Gilesgate DH1 1EP

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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Wakenshaw Road

Gilesgate DH1 1EP



- Extended floor plan
- EPC Rating - TBC
- Easy access to the city centre

- Sought after location
- Flexible layout
- Walking distance to university buildings

- Perfect starter home or investment
- Large kitchen
- Currently arranged with three bedrooms

Early viewing is essential to take advantage of the opportunity to purchase this extended, two bedroom house in a highly sought after location within Gilesgate. The property is located with easy access to Durham City, university buildings and a wide range of local amenities.

The living accommodation comprises to the ground floor of a welcoming entrance hall, living room which is currently used as a bedroom, large kitchen, conservatory and useful store room. To the first floor is a generous bedroom with two built in double wardrobes, second double bedroom overlooking rear garden and a refitted bathroom. Externally there is an enclosed garden to the rear.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door with a side window. Having wood effect laminate flooring, stairs leading to the first floor with understair storage cupboard.

Living Room

13'5" x 11'9" (4.10 x 3.60)

Having a UPVC double glazed window to the front, laminate flooring and central heating radiator.

Kitchen

24'11" x 11'6" max (7.61 x 3.52 max)

A large L-shaped kitchen with a comprehensive range of white gloss units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap and tiled splash backs, built in stainless steel electric oven and hob with stainless steel extractor over, plumbing for a dishwasher and tumble dryer space. Further features include a breakfast bar, double glazed window to the garden room, UPVC double glazed window to the rear, velux skylight, tiled flooring, recessed spotlighting, storage cupboard and radiator.

Garden Room

12'2" x 11'8" (3.72 x 3.57)

With UPVC double glazed french doors opening in to the rear garden, two UPVC double glazed opaque windows to the side and wood effect laminate flooring.

Store Room

8'3" x 7'10" (2.54 x 2.41)

Previously a dining room. Accessed via UPVC double glazed french doors from the garden room.

FIRST FLOOR

Landing

Having access to all rooms.

Bedroom One

13'8" x 9'2" (4.17 x 2.81)

Generous double bedroom with two double built in wardrobes, storage cupboard housing the combi gas central heating boiler, two UPVC double glazed windows to the front and a central heating radiator.

Bedroom Two

10'2" x 9'2" (3.10 x 2.81)

Further double bedroom with a UPVC double glazed window to the rear and a central heating radiator.

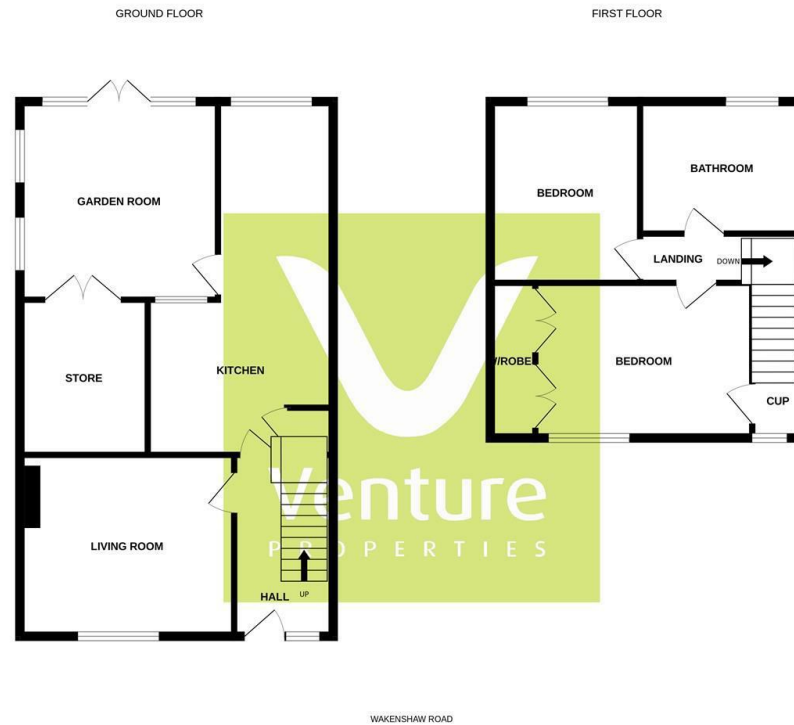
Bathroom/WC

9'4" x 5'9" (2.85 x 1.76)

Fitted with a modern white suite comprising of a panelled bath, separate walk in double width shower cubicle, low level W/C and hand wash basin inset to a vanity unit. Having tiled walls and floor, a heated towel rail, recessed spotlights, extractor and a UPVC double glazed opaque window.

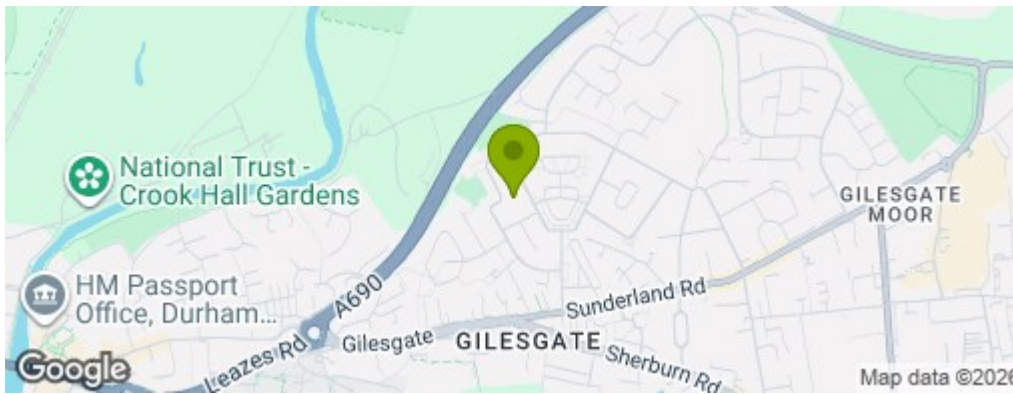
EXTERNAL

To the front is a walled and gated garden which is pebbled for low maintenance whilst to the rear is a fence enclosed, lawned garden.



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: Check via OFCOM website.
 Mobile Signal/covrage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
 Energy Performance Certificate Grade TBC
 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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