



Wakenshaw Road, Gilesgate, DH1 1EP
3 Bed - House - Terraced
Offers In The Region Of £119,950

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COMPETITIVE PRICE * EXCELLENT POSITION * LARGE PRIVATE REAR GARDEN * NICE OUTLOOK TO THE FRONT * CLOSE TO CITY CENTRE AND MAJOR TRANSPORT LINKS * IDEAL FIRST BUY, FAMILY HOME OR INVESTMENT * UPVC DOUBLE GLAZING & GCH *

The spacious floor plan briefly comprises: entrance hall, living & dining room and fitted kitchen. To the first floor there are three good sized bedrooms, bathroom and separate WC. Externally there is a small garden to the front and enclosed large garden to the rear. Energy Rating: C

Wakenshaw Road is in the Gilesgate Moor / Belmont district of Durham and is best approached via the main A690 Durham to Sunderland Highway. This also offers access to the A1(M) Motorway Interchange providing excellent road links to both north and south. Local everyday shops, schools and other amenities are available within Gilesgate and Dragonville just round the corner with the city centre being approx 1 mile away. Durham is also on the main line rail network with direct routes into London King's Cross, Edinburgh and Birmingham.



Entrance Hallway**Lounge**

9'10 x 13'06 (3.00m x 4.11m)

Dining Area

9'1 x 7'10 (2.77m x 2.39m)

Kitchen

11'6 x 8'6 (3.51m x 2.59m)

First Floor**Bedroom**

9'2 x 14'2 (2.79m x 4.32m)

Bedroom

9'4 x 11'1 (2.84m x 3.38m)

Bedroom

9'1 x 9'11 (2.77m x 3.02m)

Bathroom**Separate WC**

Tenure - Freehold

Council Tax Band A - Approx. £1381 PA



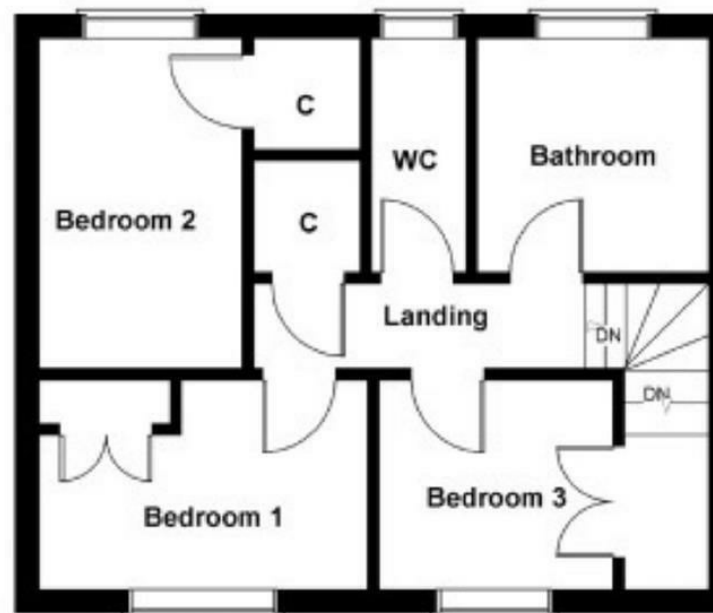


Wakenshaw Road

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



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.