



**The Moorlands, Gilesgate, DH1 2LD**  
**3 Bed - House - Semi-Detached**  
**Offers Over £167,000**

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# The Moorlands

## Gilesgate, DH1 2LD

LARGE PLEASANT PLOT \*\* SPACIOUS FAMILY HOME \*\* WALKING DISTANCE OF DURHAM CITY & LOCAL AMENITIES \*\* POTENTIAL OFF STREET PARKING \*\* UPGRADED & REFURBISHED THROUGHOUT \*\* MODERN FITTED & INTEGRATED BREAKFASTING KITCHEN \*\* WHITE BATHROOM SUITE WITH SHOWER \*\* DOUBLE GLAZING & GCH VIA COMBI \*\* POPULAR LOCATION \*\* EARLY VIEWING ADVISED \*\*

This property is located on The Moorlands in the Gilesgate area of Durham, within walking distance of the City centre, an array of local amenities, recreational facilities, bars and restaurants as well as good schools and major transport links, making it appealing to a variety of prospective purchasers. We strongly urge early internal inspection to avoid disappointment.

The property has a spacious floor plan briefly comprising: inviting entrance hallway, comfortable lounge with feature coal & log burner, separate dining room or 4th bedroom, stunning fitted breakfasting kitchen with a range of integral appliances. The first floor has three good sized bedrooms, the master with an en-suite shower room with wc and basin, and a family bathroom/wc which includes over bath shower. There is potential to fully convert the loft space which currently has pull down ladder and boarding for storage.

Externally the property occupies a large plot, with potential for off road car parking to the front, whilst to the rear there is a generously sized enclosed garden, laid mainly to lawn with storage shed/workshop and the benefit of a sunny aspect.



















## GROUND FLOOR

### Hallway

### Lounge

13'9" x 11'9" (4.2 x 3.6)

### Dining Room / Bedroom

13'5" x 8'10" (4.1 x 2.7)

### Kitchen

11'9" x 10'2" (3.6 x 3.1)

## FIRST FLOOR

### Landing

### Bedroom

13'5" x 12'9" (4.1 x 3.9)

### En-Suite

### Bedroom

12'1" x 10'5" (3.7 x 3.2)

### Bedroom

11'9" x 11'9" (3.6 x 3.6)

### Bathroom

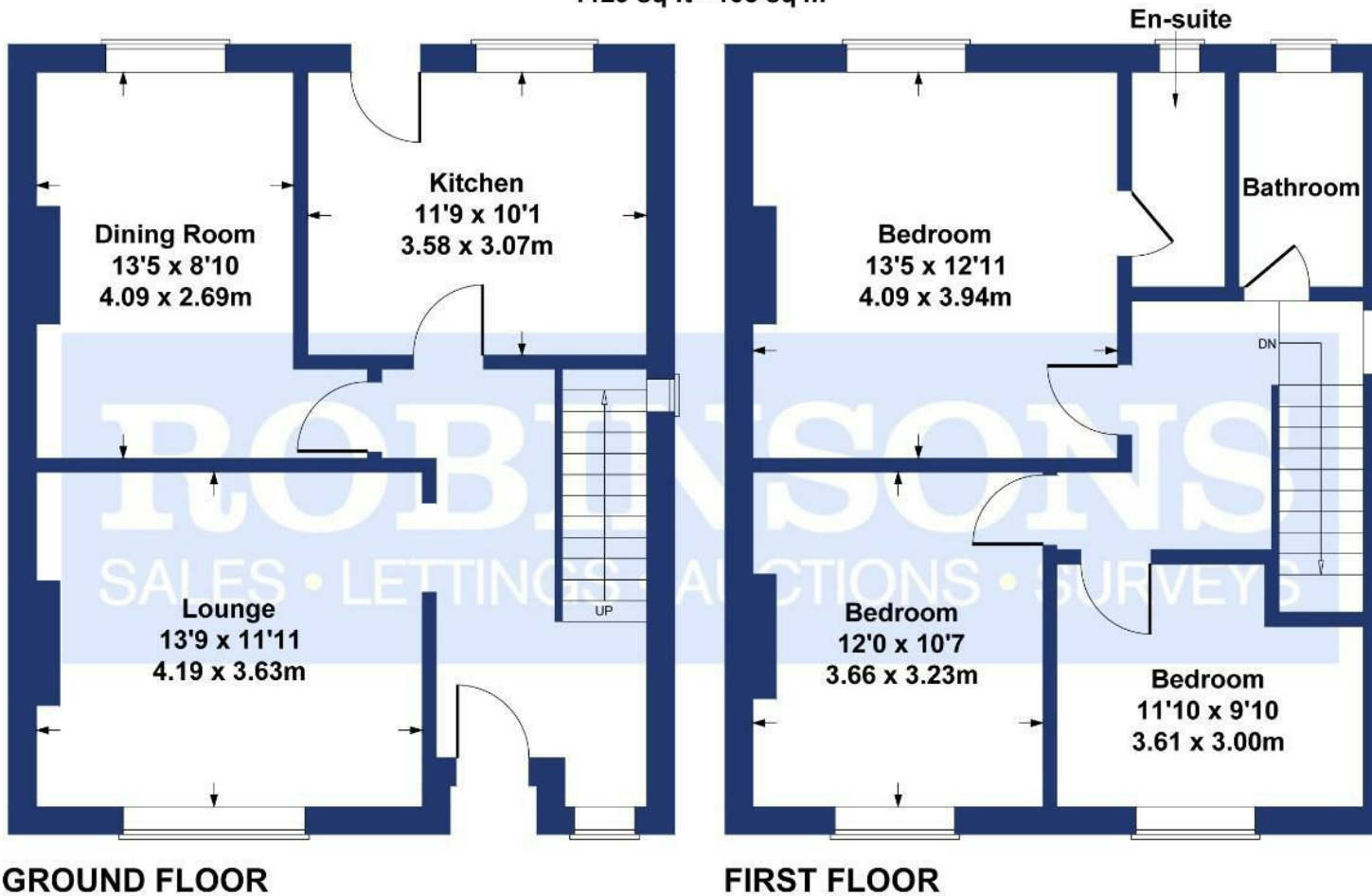
**Council Tax Band B - Approx. £1663 PA**

**Tenure - Freehold**



# The Moorlands

Approximate Gross Internal Area  
1129 sq ft - 105 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. 2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.





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