



Bradford Crescent, Gilesgate, DH1 1ER
2 Bed - House - Semi-Detached
Offers In The Region Of £108,000

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Bradford Crescent Gilesgate, DH1 1ER

Stunning Open Plan Modern Living ** Very Popular & Convenient Location ** Walking Distance to Durham City ** Good Local Amenities & Transport Links ** Not To Be Missed & Early Viewing Advised ** Upvc Double Glazing & GCH Via Combi ** Large Enclosed Rear Garden **

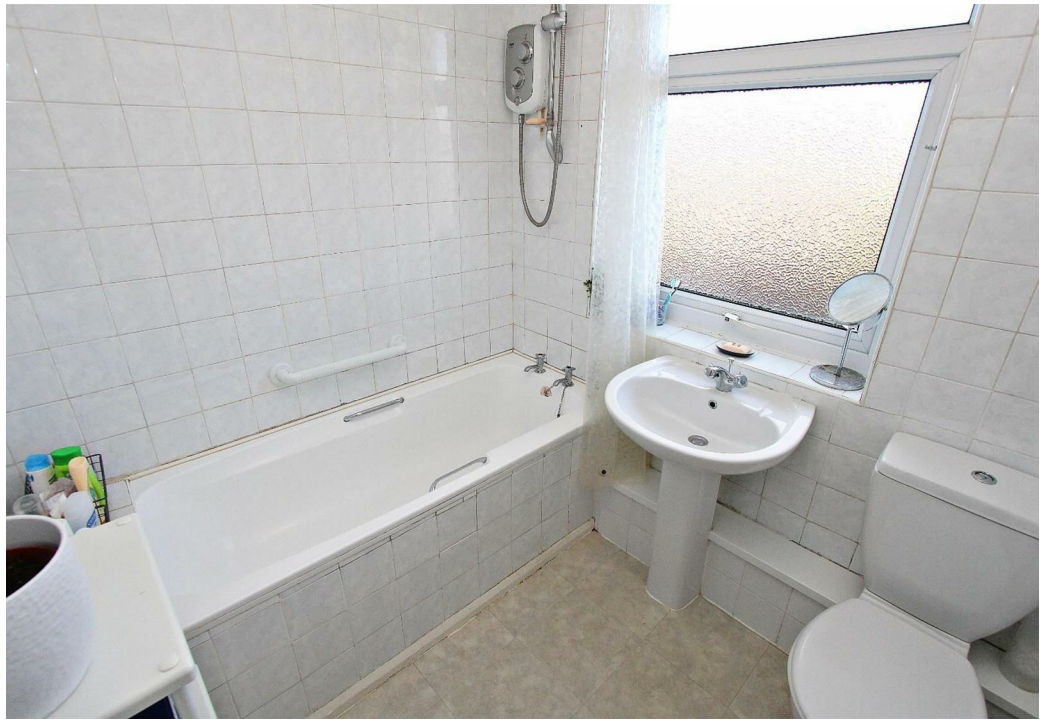
This impressive property briefly comprises: inviting entrance hall, modern open plan lounge, kitchen and dining room, utility/store area. To the first floor there are two double bedrooms and bathroom/wc which includes over bath shower.

Bradford Crescent 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

13'06 x 10'01 (4.11m x 3.07m)

Kitchen Dining Room

19'11 x 8'11 (6.07m x 2.72m)

Rear Utility Area

6'07 x 5'06 (2.01m x 1.68m)

Store

First Floor

Bedroom

16'07 x 9'02 (5.05m x 2.79m)

Bedroom

9'10 x 9'06 (3.00m x 2.90m)

Bathroom/WC

6'11 x 6'02 (2.11m x 1.88m)

Tenure - Freehold



Bradford Crescent

Approximate Gross Internal Area
882 sq ft - 82 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		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		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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