



Montgomery Road, Gilesgate, DH1 1EZ  
3 Bed - House - Terraced  
£140,000

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\* NO CHAIN \* GREAT FOR INVESTMENT OR FAMILY OCCUPATION \* ANNUAL INCOME OF £12,000 AT FULL OCCUPANCY \* LARGE REAR GARDEN \* EXCELLENT CONDITION THROUGHOUT \*

Available to purchase with the benefit of no onward chain is this well presented and much improved three bedroom mid terrace home. The property had intensive refurbishment works carried out approximately 5 years ago including re-wiring, re-plumbing, new boiler (Baxi - on a service plan), new kitchen, and a new bathroom.

The property has previously been let to postgraduate students, but it would also suit families etc. The 2 double bedrooms achieved £350 PCM (£81/week). The single bedroom £300PCM (£69/week)

Montgomery Road is located in the Gilesgate part of Durham which is within walking distance of the City Centre. The floor plan briefly comprises: Entrance hallway, lounge and dining room, kitchen, cloaks/wc, three bedrooms and bathroom. Externally there is a garden to the front, and an enclosed rear garden with outhouse/utility and patio area. Viewings can be arranged via Robinsons Durham City centre 0191 3862777.



## GROUND FLOOR

### Entrance Hallway



### Lounge and Dining Room

17'9" x 14'11" (5.41m x 4.55m)



### Kitchen

11'3" x 10'11" (3.43 x 3.35)



### Downstairs WC

## FIRST FLOOR

### Bedroom One

13'8" x 11'3" (4.17 x 3.43)

### Bedroom Two

11'3" x 9'10" (3.43 x 3.00)



### Bedroom Three

9'6" x 8'5" (2.92 x 2.57)

### Bathroom

## EXTERNALLY

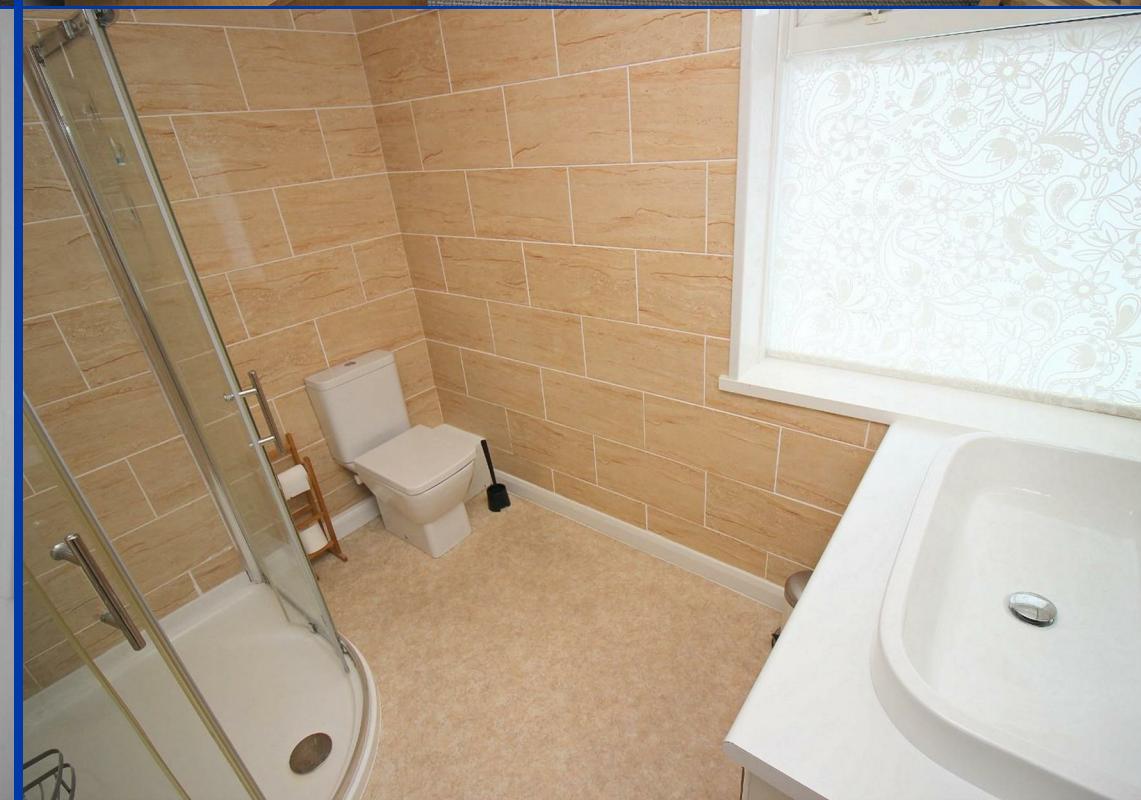


### Outside

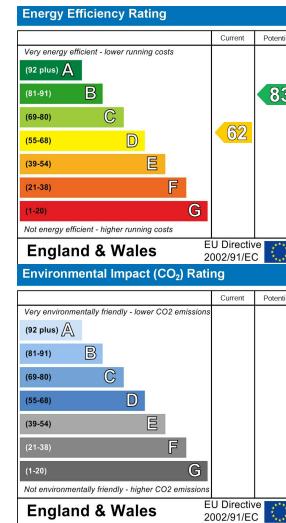
The property is located in a popular location and has enclosed gardens to both front and rear. The front garden has potential for off street car parking subject to the usual consents whilst the rear garden is of a generous size with lawned and patio areas and access to outside storage.

**Council Tax Band A - Approx. £1426 PA**

**Tenure - Freehold**







**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

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.

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