



**Cunningham Place, Gilesgate, DH1 1EX**  
**3 Bed - House - Semi-Detached**  
**O.I.R.O £134,950**

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NOT TO BE MISSED \*\* SOLD WITH TENANT £575PCM \*\*  
GOOD FURTHER POTENTIAL \*\* LARGE REAR GARDEN \*\*  
WELL PRESENTED \*\* POPULAR LOCATION WITHIN  
WALKING DISTANCE OF DURHAM CITY \*\* POSSIBLE  
PARKING \*\* EARLY VIEWING ADVISED \*\*

The floor plan briefly comprises: entrance hall with stairs to first floor, downstairs wc, dining area, living room, rear lobby, kitchen and utility space/study whilst to the first floor there are three bedrooms and bathroom/wc. Externally there is a small courtyard to the front and a large rear enclosed garden with possible parking accessed via gates. Energy Rating: D

Cunningham Place 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 LOBBY**

#### **DOWNSTAIRS WC**

#### **DINING AREA**

9'05" x 6'05" (2.87 x 1.96)

#### **LIVING ROOM**

14'11" x 10'08" (4.55 x 3.25)

#### **KITCHEN**

10'09" x 9'10" (3.28 x 3.00)

#### **REAR LOBBY**

#### **UTILITY SPACE/STUDY**

10'08" x 5'10" (3.25 x 1.78)

#### **FIRST FLOOR: LANDING**

#### **BEDROOM 1**

12'05" x 12'0" (3.78 x 3.66)

#### **BEDROOM 2**

12'06" x 9'01" (3.81 x 2.77)

#### **BEDROOM 3**

9'0" x 7'11" (2.74 x 2.41)

#### **BATHROOM/WC**

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

**Tenure - Freehold**



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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 www.potterplans.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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