



Belles Ville, Gilesgate, DH1 2HY
3 Bed - House - Mid Terrace
£95,000

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Robinsons Estate Agents are now in receipt of an offer for the sum of £100,000 for 6 Belles Ville, Gilesgate, Durham, DH1 2HY. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 1 Old Elvet, Durham City, DH1 3HL, 0191 3862777 before exchange of contracts.

No Upper Chain ** Competitive Price ** Ideal First, Family or Investment Home ** Rental Potential Approx. £600/£650pcm ** Popular Location ** Walking Distance to Durham City ** Local Amenities & Road Links ** Large Rear Garden ** Spacious Floor Plan ** Double Glazing & GCH ** Sold As Seen **

Briefly comprising: comfortable living room, spacious kitchen diner with stairs to the first floor and door to the rear garden and patio area. The first floor has three well proportioned bedrooms and a family bathroom with white suite. Externally there is a good sized garden with patio area.

Belles Ville is situated within walking distance of Durham City Centre and most of the main University and college sites. Gilesgate itself also has the advantage of a wide range of shops, takeaways etc. There is also a regular bus service into the City Centre with a bus stop close by. Gilesgate is also well placed for commuting purposes being close to the A(690) Durham to Sunderland Highway and the A1(M) Motorway.



Ground Floor

Entrance Vestibule

Lounge

15'3 x 14'1 (4.65m x 4.29m)

Kitchen Diner

14'2 x 13'6 (4.32m x 4.11m)

First Floor

Bedroom

15'5 x 9'8 (4.70m x 2.95m)

Bedroom

11'11 x 8'1 (3.63m x 2.46m)

Bedroom

14'2 x 6'7 (4.32m x 2.01m)

Bathroom/WC

Note

The property will be sold as seen, none of the appliances and/or utilities have not and will not be checked.

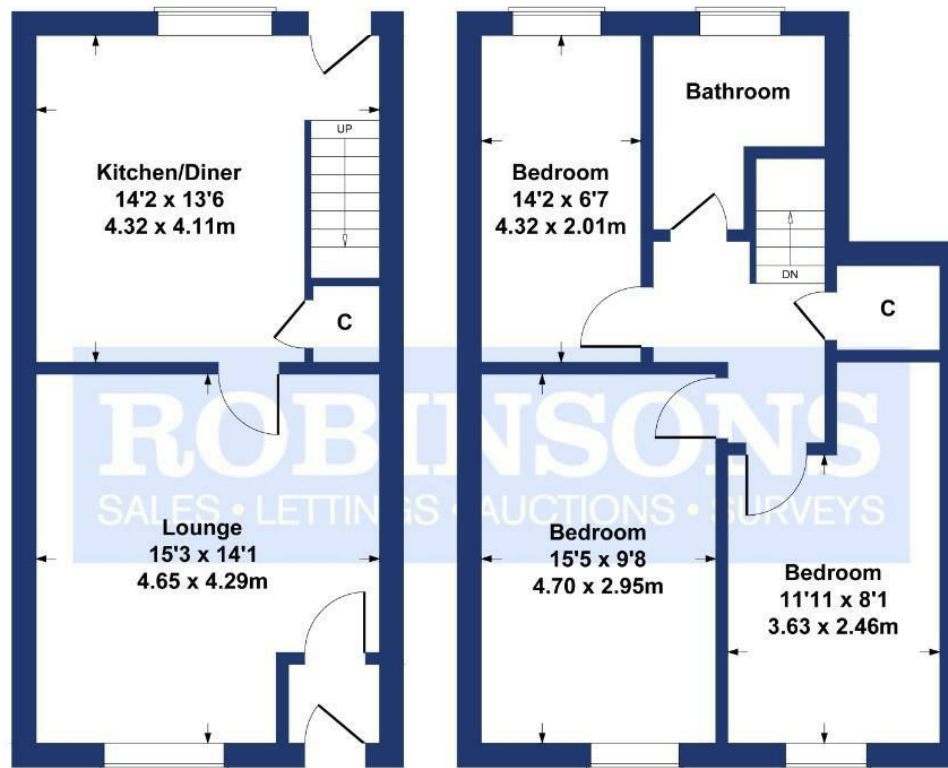
Council Tax Band A - Approx. £1426 PA





Belles Ville

Approximate Gross Internal Area
922 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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

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.