

Willowtree Avenue, Gilesgate, DH1 1EA
3 Bed - House - Semi-Detached
O.I.R.O £225,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Willowtree Avenue
Gilesgate, DH1 1EA

** NO CHAIN ** EXTENDED & VERSATILE LAYOUT ** POPULAR LOCATION ** SPACIOUS FAMILY ACCOMMODATION ** AMPLE PARKING ** ENCLOSED REAR GARDEN **

A well-presented and extended three bedroom semi-detached home, pleasantly positioned within the popular and well-established Gilesgate area of Durham. Offering a spacious and versatile layout, the property should appeal to a range of buyers and is ideally placed for local amenities, Durham City Centre and excellent transport links.

The accommodation comprises an entrance porch leading into the hallway and a comfortable lounge with double doors opening into a generous family-sized dining room. French doors from the dining area provide direct access to the rear garden, creating an excellent space for everyday family living and entertaining.

The kitchen is fitted with a modern range of units and includes a selection of integrated appliances. There is also a useful utility room with access to the rear garden and a convenient ground floor cloakroom/WC.

To the first floor are three bedrooms together with a modern fitted shower room/WC.

Externally, the property benefits from gardens to the front and rear. A block-paved driveway provides ample off-street parking, while the enclosed rear garden is designed for easy maintenance with artificial grass and patio areas, ideal for outdoor seating and entertaining.

Willowtree Avenue is conveniently located for local shops, schools and amenities, while Durham City Centre, with its wider range of shopping, dining and leisure facilities, is approximately two miles away. The property is also ideally placed just off the A690, providing easy access to the A1(M) at Carrville and excellent links throughout the region.

Early viewing is highly recommended to appreciate the space, presentation and convenient location of this attractive family home.





























Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

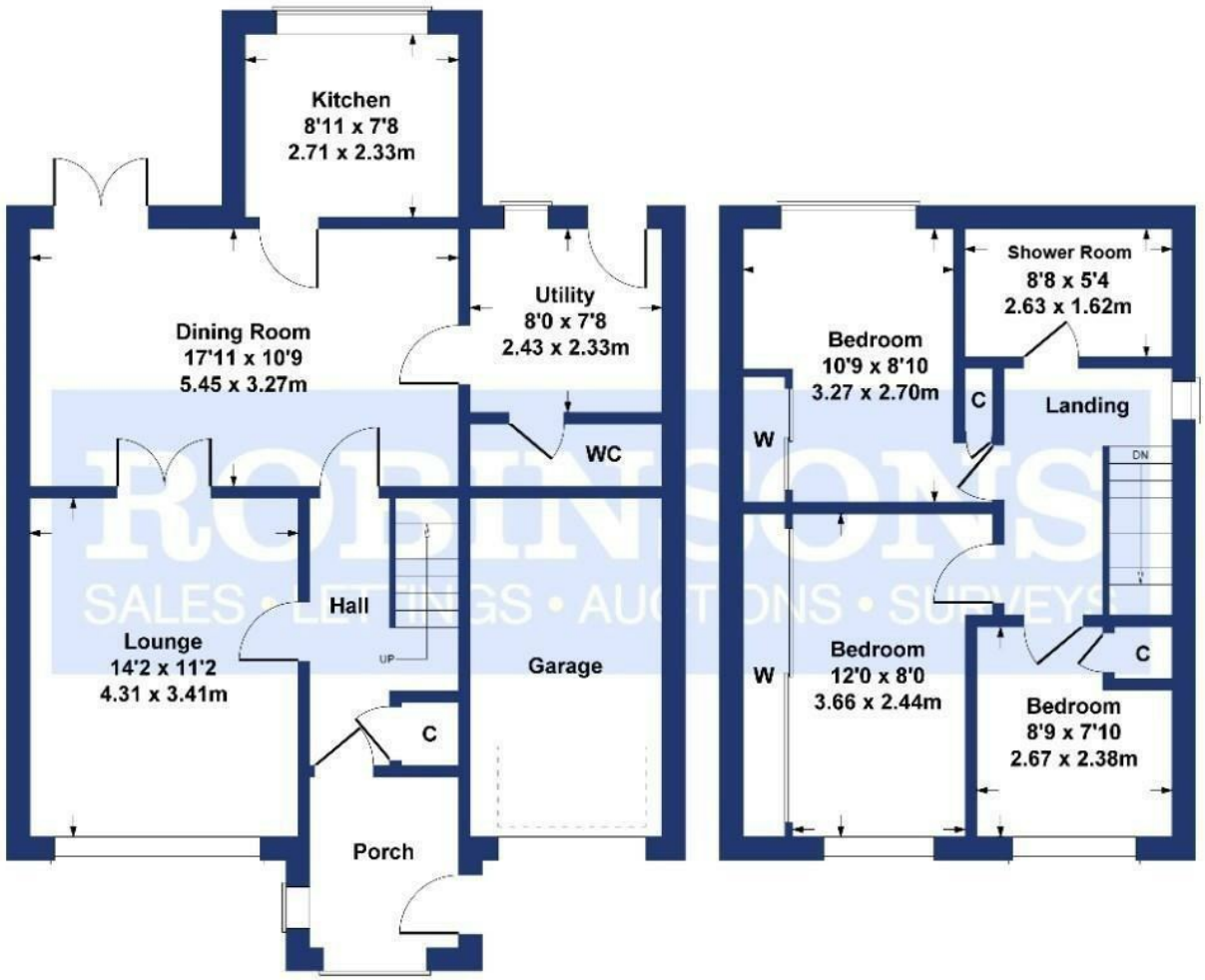
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – Granted
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Extended
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Willowtree Avenue

Approximate Gross Internal Area
1227 sq ft - 114 sq m
(Excluding Garage)

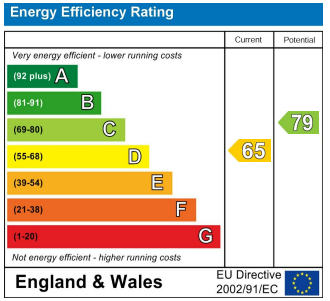


GROUND FLOOR **FIRST FLOOR**

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. 2026



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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons