TOAST ESTATES

PROPERTY BROCHURE



- Three Storey Town House
- 3/4 Bedrooms
- Popular Location
- Close to City Centre
- Beautiful Kitchen
- Superb Bathrooms
- Two Reception Rooms
- Garage & Gardens

170 Gilesgate, Durham, DH1 1QH

Toast Estates
3 Rennys Lane, Durham, DH1 2RW
enquiries@toastestates.com
0191 380 2460

170 Gilesgate

£350,000

Property Description:

This charming town house, in Gilesagte offers a perfect blend of comfort and convenience. With a generous living space of 1,593 square feet, this property is ideal for families or those seeking extra room to breathe.

The house boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings with family, offering versatility in how you choose to use the space.

At the heart of the home lies a superb kitchen, designed to inspire culinary creativity. Its modern features and ample storage make it a delightful space for cooking and gathering. The spacious living areas further enhance the home's appeal, allowing for comfortable living and entertaining.

Additionally, the property includes a garage and parking for one vehicle, providing convenience in this popular location. Being close to the city centre means that you will have easy access to a variety of amenities, shops, and transport links, making daily life effortless.

This town house in Gilesgate is not just a place to live; it is a wonderful opportunity to enjoy a vibrant community while having a comfortable and spacious home to return to. There is also huge potential to use as an air bnb style property considering it's and closeness to the city centre. Don't miss the chance to make this delightful property your own.









170 Gilesgate
£350,000

Entrance Vestibule
Via a wooden entrance door

Entrance Hall
Stairs to 1st floor, understair cupboard, radiator

Cloakroom/WC
Double glazed window to front, low level WC, wash basin, radiator

Drawing Room
Double glazed bay window to front, coving, radiator

Kitchen
Two double glazed windows to rear. Range of base, wall and drawer units with complementing heat resistant work surfaces incorporating a stainless steel sink unit, 4 ring electric hob with filter hood above and electric oven below, integrated dishwasher, integrated washing machine, tiled splashbacks, under cupboard lighting Karndean flooring.

Utility
Double glazed window and door to rear garden, built-in cupboard, base, drawer and shelving untis with heat resistant worktop, Karndean flooring

First Floor - Landing
Stairs to 2nd floor

Office/Bedroom 3
Double glazed bay window to front, radiator

Shower Room
Double glazed window to front, double shower cubicle with mains fed shower, concealed flush WC, wash hand basin, tiled walls, tiled floor, ladder style radiator

Living / Dining Room
Double glazed bay window and window to rear, coving, radiator

Second Floor - Landing
Built-in cupboard

Bedroom 1
Double glazed window to front, range of built-in wardrobes, radiator

En-suite
Double glazed window to front, tiled bath, concealed flush WC, wash hand basin, tiled walls, tiled floor, ladder style radiator.

Bedroom 2
Double glazed window to rear, coving, radiator

Bedroom 4
Double glazed window to rear, radiator

Externally
Small front garden, private rear garden with mature shrubbery and artificial grass lawn. Shared driveway with parking and access to garage









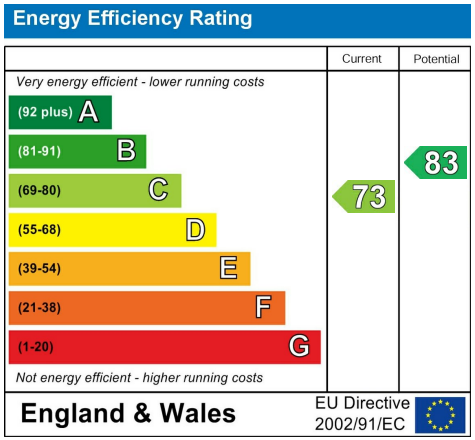




Total floor area: 141.6 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

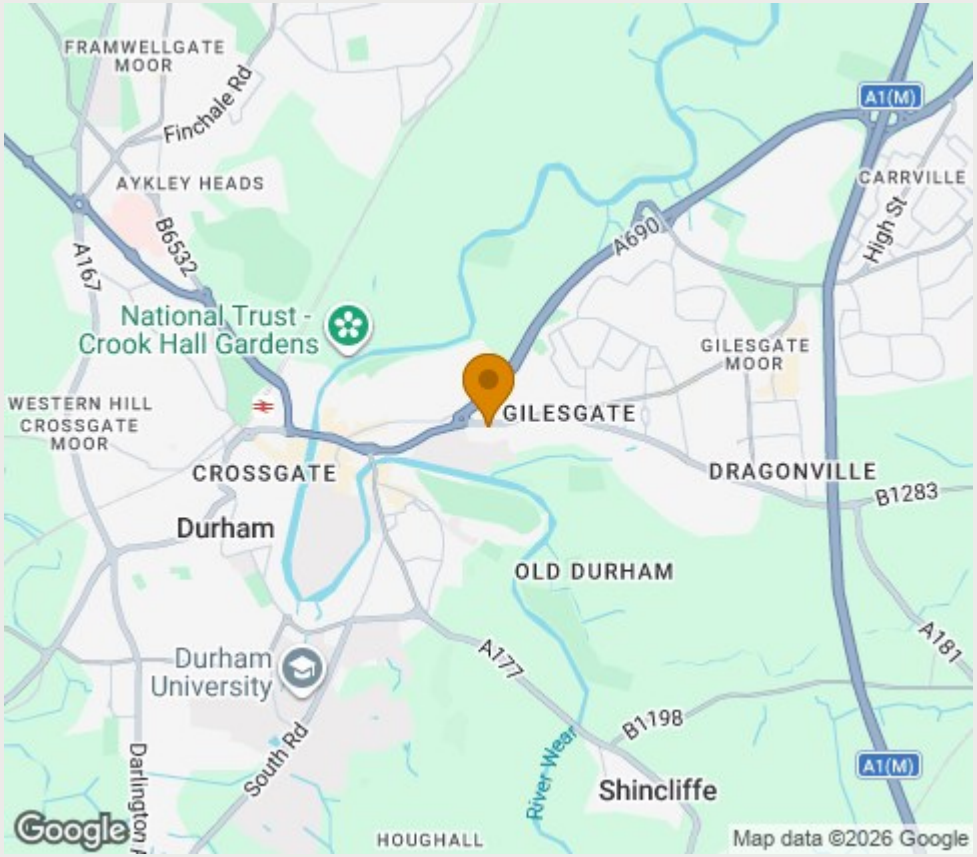
TOAST ESTATES



Local Authority: Durham County Council

Council Tax Band: F

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Contact Us

0191 380 2460
enquiries@toastestates.com
toastestates.com

Visit Us

3 Rennys Lane, Durham, DH1 2RW





TOAST ESTATES