



## 2 bed end of terrace house to buy in DH1

Belles Ville, Gilesgate, Durham, Durham, DH1 2HY

**£135,000** Starting Bid

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ No Chain
- ✓ Loft Space With Staircase
- ✓ Popular Location
- ✓ Large Rooms
- ✓ EPC Rating E

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

FOR SALE BY ONLINE AUCTION, – STARTING BID £145,000

SOLD AS SEEN - INCLUDES ALL FURNITURE AND WHITE GOODS

A well-presented two-bedroom end-terrace property, positioned on a corner plot, with the added benefit of a spacious loft room accessed via a fixed staircase, offering versatile accommodation over three floors. The property is ideally located within a popular residential area, providing convenient access to local amenities, transport links, and Durham City Centre.

Accommodation briefly comprises:

Entrance hallway, leading to a spacious front-facing lounge featuring exposed ceiling beams, a large window allowing for plenty of natural light, and a feature fireplace recess.

To the rear, a generous kitchen/dining room fitted with a range of wall and base units with contrasting work surfaces, incorporating an integrated oven with gas hob, stainless steel sink unit, and space for additional appliances. The room also benefits from a breakfast bar area, ample dining space, exposed beams. A door leads to a separate utility room.

The utility room provides additional storage and worktop space, with room for further appliances, along with access to the rear yard.

To the first floor, there are two well-proportioned bedrooms. The principal bedroom is a spacious double positioned to the front elevation, benefiting from fitted mirrored wardrobes providing excellent storage. The second bedroom offers further accommodation with space for bedroom furniture.

The bathroom is fitted with a three-piece suite comprising panelled bath, low level WC and pedestal wash hand basin, along with a separate shower enclosure.

To the second floor, there is a spacious loft room featuring exposed beams, and a Velux-style roof window, offering a versatile additional space.

Externally, the property benefits from a corner position with on-street parking available nearby. To the rear, there is an enclosed yard with gated access and a brick-built outbuilding providing useful storage.

The property is situated within the popular Belles Ville area, a well-established residential location that is consistently popular with tenants due to its close proximity to Durham City Centre.

A range of local amenities are available nearby, including shops, schools and everyday services, while Durham City Centre offers a wider selection of retail, leisure and employment opportunities. The area benefits from strong transport links, with easy access to the A690 and A1(M), providing convenient routes to Sunderland, Newcastle and surrounding areas. The location, combined with the property's size and versatile accommodation, makes this an attractive investment opportunity with strong rental potential.

Please contact Pattinsons Durham to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## External



## Living Room

3.76m x 4.38m (12'4" x 14'4")

A spacious front-facing living room featuring exposed ceiling beams which add character to the space. A large window allows for plenty of natural light, creating a bright and inviting feel.

There is ample room for seating furniture, with a feature fireplace recess providing a focal point, along with built-in shelving to one side. Finished with neutral décor and carpeted flooring, with a glazed door leading to the entrance hallway and an additional internal door providing access to the kitchen.



## Kitchen

5.24m x 4.29m (17'2" x 14'0")

A spacious kitchen/dining room fitted with a range of wall and base units with contrasting work surfaces. Incorporating a stainless steel sink unit, integrated oven with gas hob, plumbed washer, fridge and space for additional appliances.

The room benefits from ample worktop space and a breakfast bar area, with space for a dining table making it ideal for everyday living and entertaining. A window to the rear elevation provides natural light.

Additional features include exposed ceiling beams, adding character to the space. A door provides access to a separate utility room.



## Utility Room

A useful utility space offering additional storage and worktop area, along with space for white goods. The room currently includes a condenser dryer, fridge and freezer, all of which are included in the purchase.

Further benefits include wall-mounted shelving and a door providing access to the rear of the property.



## Bedroom 1

3.47m x 4.55m (11'4" x 14'11")

A well-proportioned bedroom benefiting from a window that allows for plenty of natural light. The room offers ample space for a range of bedroom furniture and is currently furnished with a bed, bedside table, desk, desk chair, sofa, wardrobe, and chest of drawers — all included in the purchase.

The room is finished in neutral décor with carpeted flooring, creating a comfortable and versatile living space.



## Bedroom 2

3.52m x 3.90m (11'6" x 12'9")

A spacious double bedroom positioned to the front elevation, benefiting from a large window that allows for plenty of natural light. The room offers ample space for bedroom furniture and currently includes a bed, bedside table, desk, desk chair, and chest of drawers — all included in the purchase.

The room also features fitted wardrobes with mirrored sliding doors, providing excellent storage, and is finished with neutral décor and carpeted flooring.



## Bathroom

1.97m x 3.42m (6'5" x 11'2")

A spacious bathroom fitted with a three-piece suite comprising panelled bath, low level WC and pedestal wash hand basin. There is also a separate shower enclosure.

The room benefits from a window providing natural light and is finished with part tiled walls and vinyl flooring.



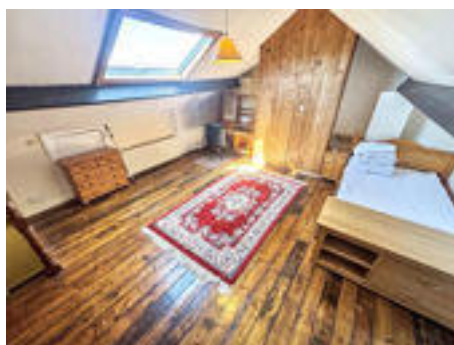
## Loft Room

5.50m x 5.16m (18'0" x 16'11")

A spacious and versatile loft room accessed via a fixed staircase, featuring exposed beams and a Velux-style roof window allowing for plenty of natural light.

The room offers a range of potential uses and is finished with wood flooring, adding to the character of the space.

All furniture included in sale.

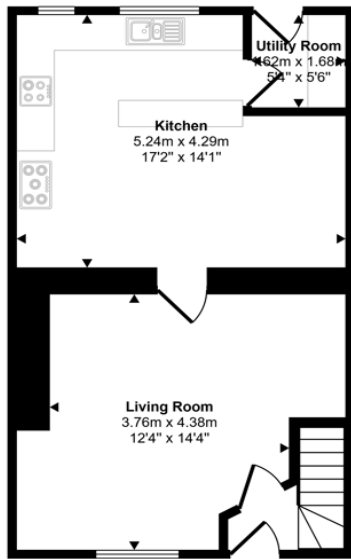


## Garden

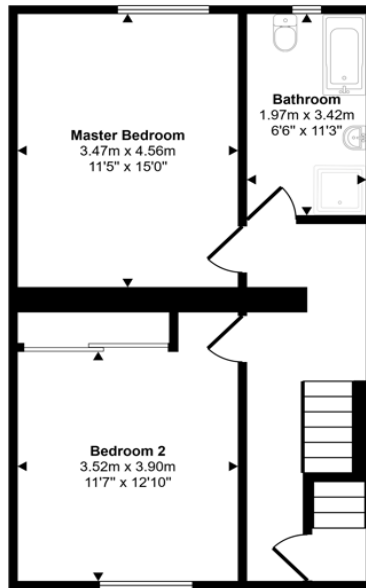
To the rear, there is an enclosed yard with gated access and the added benefit of a brick-built outbuilding, providing useful storage space.



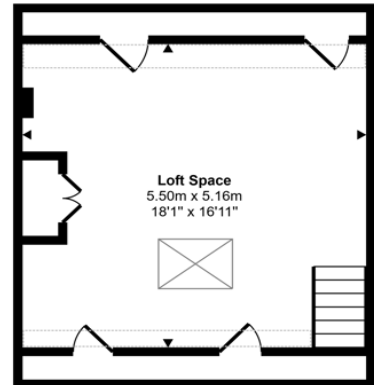
Approx Gross Internal Area  
137 sq m / 1475 sq ft



Ground Floor  
Approx 49 sq m / 528 sq ft



First Floor  
Approx 54 sq m / 577 sq ft



Second Floor  
Approx 34 sq m / 370 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S4</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Belles Ville, Gilesgate, Durham, Durham, DH1 2HY

Contact your local branch today for more information on this property:

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