



Auction

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## 4 bed terraced house to buy in

Laurel Avenue, Gilesgate, Durham,  
Durham, DH1 2EY

**£70,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Four Bedrooms
- ✓ Driveway
- ✓ Spacious garden
- ✓ EPC Rating C

## Key Information

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

## Description

FOUR BEDROOMS - UPDATE REQUIRED - VIEWING AVAILABLE

TO BE SOLD via ONLINE AUCTION. Fees apply.

An excellent opportunity to acquire this spacious property within the sought-after area of Gilesgate, offering fantastic potential for buyers seeking a home they can modernise and personalise to their own taste. Ideally situated close to Durham City Centre.

A spacious living room offers excellent proportions and plenty of potential for modernisation. The room benefits from a large window allowing for good levels of natural light, a feature fireplace, and ample space for both lounge and dining furniture.

The kitchen offers a generous layout, featuring a range of wall and base units, contrasting work surfaces, tiled splashbacks, extractor hood, and room for a freestanding oven and additional appliances. Although fully functional, the kitchen would now benefit from a programme of modernisation and cosmetic updating, presenting an excellent opportunity for buyers to add their own style and value.

Large windows and a glazed rear door allow plenty of natural light into the room while providing access to the rear porch. From there, access is through an external door to the garden. The property benefits from the added addition of a ground floor W/C.

A fourth bedroom to the ground floor, is a ideal addition for many to use as a secondary reception, study or playroom.

To the first floor, the property offers three bedrooms, comprising two well-proportioned double bedrooms and one single bedroom.

The bathroom is fitted with a three-piece suite featuring a tiled enclosed bath with electric shower over, low level W/C, and wash hand basin. The room benefits from part tiled walls of splash areas, a frosted window providing natural light and privacy, and a practical layout making good use of the available space. While functional, the bathroom would benefit from updating and refurbishment, this again offering buyers an excellent opportunity to modernise to their own taste and add further value to the property.

Externally, to the front of the property, there is a large gate enclosed driveway, providing off-street parking for up to two vehicles, along with a garden laid with lawn, enhancing the overall outdoor space. To the rear, the property benefits from a generously sized garden incorporating a range of sheds and a useful brick-built storage building, offering excellent outdoor storage options and potential for new owners to enjoy those summer months.

The property is conveniently located close to a range of local amenities, including supermarkets, schools, and retail facilities at the nearby Arnison Centre, while Durham City Centre is easily accessible, offering a wider selection of shops, restaurants, and leisure amenities. Excellent transport links are available via regular bus routes, Durham Train Station, and the nearby A1(M), providing easy access to Newcastle, Sunderland, and surrounding areas.

To arrange your viewing, please contact your local Pattinson Durham branch today.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## Bedroom 1

Double bedroom with a front-facing double-glazed window, gas central heating.



## Bedroom 2

Double bedroom with a rear-facing double-glazed window, gas central heating.



## Bedroom 3

Single bedroom with a front-facing double-glazed window, gas central heating.



## Bedroom 4

Single bedroom with a rear-facing double-glazed window, gas central heating.



## Bathroom

White three-piece suite, including a full-sized bath, pedestal wash hand basin, and WC. A double-glazed window.



## Kitchen

Rear-aspect double-glazed window, partly tiled walls, electric oven, under-counter fridge, and freezer



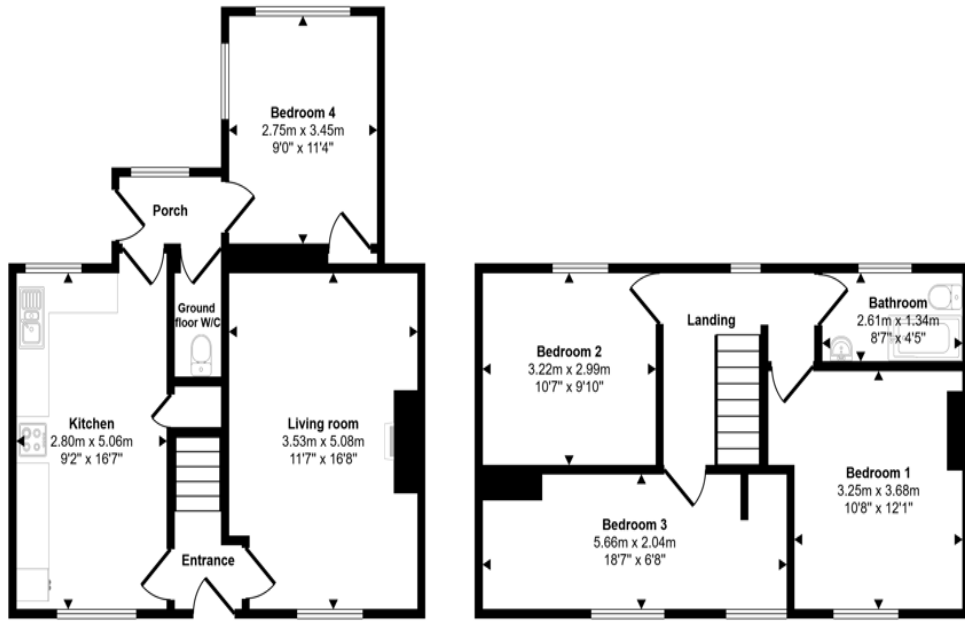
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## Living Room

Gas central heating, front aspect double glazed window.



Approx Gross Internal Area  
98 sq m / 1055 sq ft



Ground Floor  
Approx 51 sq m / 554 sq ft

First Floor  
Approx 47 sq m / 501 sq ft

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>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</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	

Laurel Avenue, Gilesgate, Durham, Durham, DH1 2EY

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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