



**SUMMARY**

- Link Detached Bungalow
- Three Bedrooms
- Open Plan Living and Dining Room
- Modern Shower Room
- No Chain
- Gardens to The Rear
- Drive Providing Off Street Parking
- Awaiting EPC Rating



Located in the popular area of Gilesgate close to Durham City Centre, this detached bungalow has access to a range of local amenities on its doorstep, along with transport links providing access to Durham City Centre and Sunderland. The accommodation includes entrance hall, large kitchen with utility area, open plan lounge and dining area, three double bedrooms two of which have fitted wardrobes and a shower room. Externally there is an enclosed mature garden to the rear with shed providing storage and a drive and car port to the front of the property offering off street parking. In need of some modernisation this deceptively spacious property is not to be missed. Offered with no upward chain, viewing is strongly advised.





## ACCOMMODATION

### Entrance Hall

With storage cupboard housing alarm.

### Bedroom One 11' 6" x 9' 11" (3.513m x 3.018m)

With built in wardrobes

### Bedroom Two 9' 10" x 9' 10" (3.008m x 2.987m)

With built in wardrobes

### Shower Room 9' 2" x 5' 5" (2.801m x 1.658m)

Modern shower room with walk in double shower, WC and wash hand basin. Access to loft.

### Lounge/Dining Room 19' 5" x 11' 1" (5.925m x 3.371m)

Large open plan living space with feature gas fire place and back door leading to garden.

### Bedroom Three 9' 3" x 8' 1" (2.824m x 2.456m)

Rear facing bedroom.

### Kitchen 9' 4" x 13' 11" (2.846m x 4.233m)

Spacious kitchen with a range of base and wall units, integrated hob and oven, built in storage cupboard housing combi boiler and space for washing machine.

### Rear Hallway

With storage cupboard and entrance to front of property.

### Rear Utility Area

With storage and back door leading to garden.

### Rear Garden

A mature garden with gravelled area for seating and shed providing storage.

