



2 bed semi-detached house to buy in DH7

Chester Gardens, Witton Gilbert, Durham, Durham, DH7 6QZ

£120,000

🏠 x2 🚗 x1 🚻 x1

Tenure

Freehold

Property features

- ✓ South Facing Garden
- ✓ Recently modernised
- ✓ Two generous double bedrooms
- ✓ Spacious garden
- ✓ EPC Rating C

On Street parking

Key Information

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

Description

Pattinson Estate Agents are delighted to offer for sale this stunning two-bedroom semi-detached house, located in the heart of Witton Gilbert, Durham. Having undergone recent refurbishment throughout, it is presented to a high standard and could compare to a modern new build internally.

Upon entering the property, you are welcomed into the hallway, providing access to the ground floor W/C. The hallway leads through to the living room, which is bright, modern, and welcoming, and finished in neutral tones that create a calm and versatile feel. A large rear-facing window in the living room allows plenty of natural light to fill the room and provides pleasant views of the garden, enhancing its airy feel. The room is fully carpeted, adding warmth and comfort, making it an ideal setting for both relaxing and entertaining.

A welcoming kitchen provides an excellent setting for both everyday living and entertaining. It features stylish navy blue wall and base units, offering ample storage while maintaining a clean, contemporary finish. Generous worktops provide plenty of room for food preparation, complemented by tiled flooring for durability and easy maintenance. The kitchen includes under-counter plumbing for a washing machine and dishwasher, along with an extractor hood where a freestanding cooker can be positioned under. A 1.5 bowl composite sink is positioned beneath a front-facing window that allows natural light to brighten the room. There is also additional scope for further appliances if desired, offering flexibility to suit individual needs.

To the first floor, the property offers two well-proportioned bedrooms, both generous double rooms, presented in excellent condition throughout. The principal bedroom is bright and spacious, featuring modern built-in wardrobes providing ample storage. A rear-facing window allows for pleasant views over the garden, while plush carpeting adds a comfortable and inviting feel. The second double bedroom benefits from laminate flooring and a front-facing window, allowing for plenty of natural light.

The newly fitted family bathroom is generously proportioned and thoughtfully designed, featuring panelled walls and patterned tiled flooring. It includes a classic white three-piece suite, comprising a full-sized bath with an overhead rainfall shower and a separate adjustable shower head with a glass screen enclosure, a pedestal wash hand basin, and a WC. Finished in a stylish yet neutral décor, the room offers a bright, clean, and timeless feel. A frosted window allows plenty of natural light while maintaining privacy, enhancing the overall sense of openness and comfort. Additional benefits include a heated towel rail and a useful storage cupboard, providing both practicality and convenience.

Externally, to the front, there are paved steps leading to the entrance door, alongside a neatly maintained garden laid to lawn, which features a decorative planted border, adding a welcoming and attractive kerb appeal. A gate to the side provides access to the rear garden. To the rear, there is a generously sized, family-friendly garden offering an excellent outdoor space for relaxation, play, and entertaining. Mainly laid to lawn with some potting areas, the garden has great potential for outdoor seating or dining areas, making it ideal for families and those who enjoy outdoor living, with the added benefit of being south-facing.

The property is located in the popular village of Witton Gilbert, close to local shops, a post office, and schools including Witton Gilbert Primary School. Durham City Centre is just a short drive away, offering a wider range of amenities, supermarkets, and leisure facilities. Transport links are excellent, with regular bus services to Durham and surrounding areas. Durham Railway Station is around 3 miles away. The property also benefits from easy access to the A1(M), making it ideal for commuters.

Early viewings are recommended—contact your local Pattinson Durham branch to arrange.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Bedroom 1

Double bedroom with built-in wardrobes. The room benefits from a rear-facing double-glazed window and gas central heating.

Bedroom 2

Double bedroom with a front-facing double-glazed window and gas central heating, finished with laminate flooring.

Bathroom

Featuring partial splash back tiled walls and tiled flooring. It comprises a classic white three-piece suite, including a full-sized bath, over head shower, pedestal wash hand basin, and WC, double glazed window.

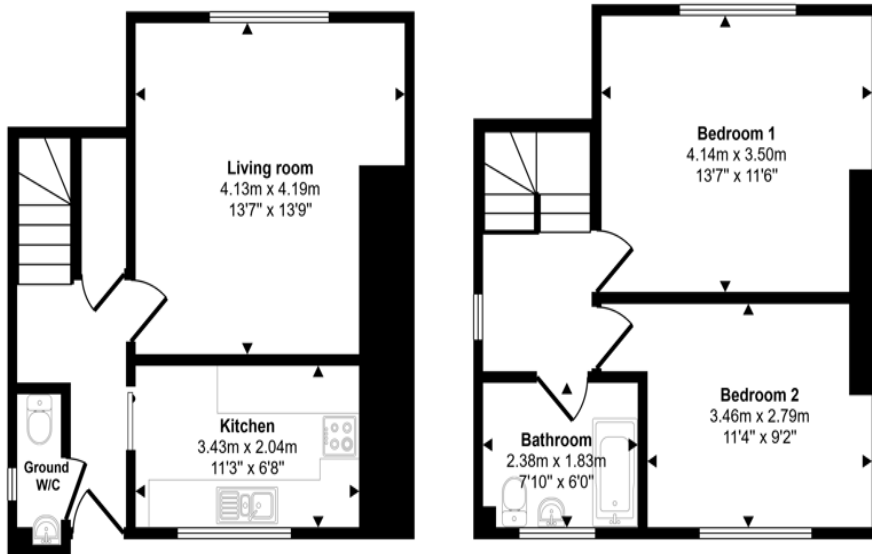
Kitchen

Extractor hood, tiled flooring, and a front aspect double-glazed window. Composite sink with under-counter space, and partly tiled walls.

Living Room

Fully carpeted, gas central heating, rear aspect double glazed window.

Approx Gross Internal Area
72 sq m / 772 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft

First Floor
Approx 36 sq m / 387 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) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chester Gardens, Witton Gilbert, Durham, Durham, DH7 6QZ

Contact your local branch today for more information on this property:
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<https://www.gandtproperties.co.uk/>

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