



**Magdalene Street, Gilesgate, DH1 1LG**  
**2 Bed - House - Terraced**  
**£175,000**

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Walking Distance to City \*\* Upgrading Required \*\* Pleasant  
Position \*\* GCH Via Combination Boiler \*\* Rear Garden \*\*

The floor plan comprises; entrance hallway, lounge, kitchen and  
downstairs bathroom. The first floor has two bedrooms.

Gilesgate is an immensely popular village, boasting a prime  
location for those who enjoy leisurely walks to Durham City and  
along the riverside. Furthermore, its close proximity to the train  
station and the A690, offering access to the A1(M), makes it  
an excellent choice for commuters.

Within this charming village, you'll find a variety of local  
amenities such as shops, a convenience store, a welcoming  
public house, and a selection of take-away restaurants. For a  
broader shopping experience, the Dragonville retail park is just  
a short distance away, featuring numerous shops, a  
supermarket, and a petrol station. Additionally, Durham City  
centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools,  
including Durham Free School, Durham Gilesgate Primary  
School, and St Hild's C of E Primary School. Moreover,  
residents have the advantage of access to Durham Johnston  
and St Leonard's Catholic School.

## GROUND FLOOR

### Hallway

### Lounge

12'09 x 12'04 (3.89m x 3.76m)

### Kitchen

10'06 x 7'10 (3.20m x 2.39m)

### Bathroom

7'10 x 5'01 (2.39m x 1.55m)

## FIRST FLOOR

### Bedroom

12'11 x 9'04 (3.94m x 2.84m)

### Bedroom

9'09 x 6'05 (2.97m x 1.96m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast  
1800Mbps

Mobile Signal/Coverage: Good to Average

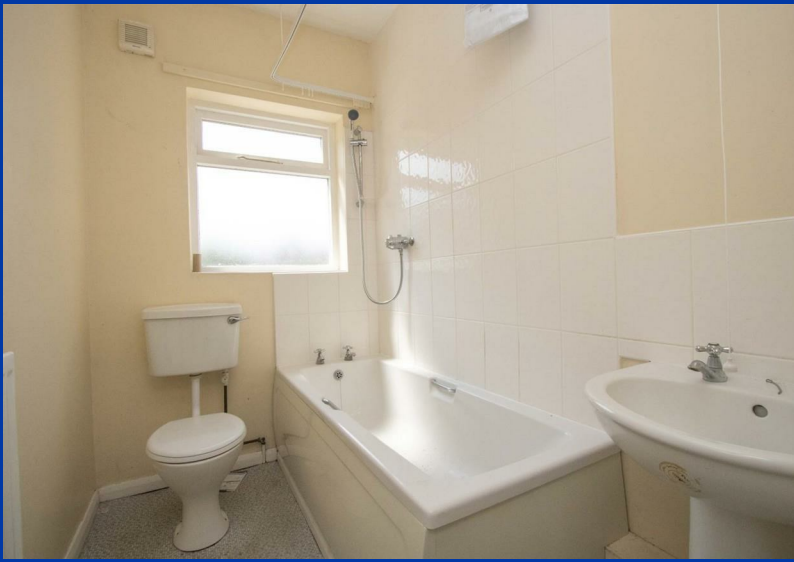
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1701p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the  
seller and OnTheMarket.com. Verification and clarification of  
this information, along with any further details concerning  
Material Information parts A, B & C, should be sought from a  
legal representative or appropriate authorities. Robinsons  
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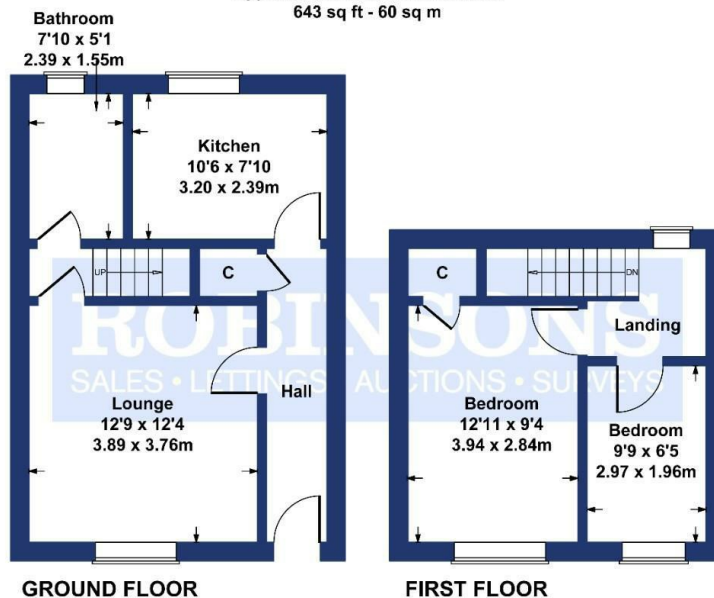
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Magdalene Street

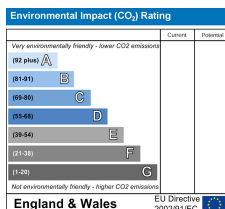
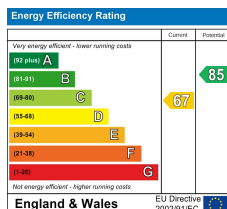
Approximate Gross Internal Area  
643 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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