



Allergate, Durham City Centre, DH1 4ET
3 Bed - House - Terraced
O.I.R.O £350,000

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Allergate

Durham City Centre, DH1 4ET

Period Grade II Listed ** Spacious Terraced Home ** City Centre Location ** Seldom Available
** Good Potential ** Versatile Floorplan ** Requires Some General Updating ** Viewing is
Essential ** Private Courtyard Garden **

This charming period Grade II listed home blends character features with a spacious, versatile layout. The floor plan comprises; entrance vestibule, hallway, cosy lounge with open fireplace, and a dining room with wood-burning stove that opens into a well-equipped kitchen/breakfast room. An inner hall leads to the staircase and a utility/shower room with WC and space for laundry appliances. Upstairs, a bright landing with stripped wooden floors connects three bedrooms—the main with fitted wardrobes, and two others with foldaway beds. There is also a family bathroom/WC. The second floor offers a spacious loft area which has the possibility to be used as a bedroom and home office. Outside, a pretty walled courtyard garden features flowering shrubs and potted plants.

Durham city centre is a compact and historic area known for its stunning cathedral and castle, both UNESCO World Heritage Sites. It offers a vibrant mix of old-world charm and modern convenience, with cobbled streets lined with independent shops, cafes, traditional pubs, and restaurants. The indoor market, local festivals, and riverside walks create a lively and welcoming atmosphere. For transport, Durham has excellent rail links—London is around 3 hours away, and Newcastle just 15 minutes—plus a modern bus station, park and ride services, and easy road access via the A1(M). Residents enjoy green spaces like Wharton Park and riverside paths, as well as cultural venues such as the Gala Theatre and an Odeon Luxe cinema. Housing options range from character-filled period homes to more modern developments. With good schools, strong community spirit, and everything within easy walking distance, Durham city centre is a desirable spot for families, professionals and retirees alike.













GROUND FLOOR

Vestibule

Hallway

Lounge

15'0 x 11'4 (4.57m x 3.45m)

Dining Room

14'10 x 11'2 (4.52m x 3.40m)

Kitchen Breakfast Room

10'8 x 9'3 (3.25m x 2.82m)

Inner Hallway

Utility / Shower Room

8'2 x 5'0 (2.49m x 1.52m)

FIRST FLOOR

Bedroom

15'0 x 14'7 (4.57m x 4.45m)

Bedroom

15'0 x 12'4 (4.57m x 3.76m)

Bedroom

9'0 x 8'2 (2.74m x 2.49m)

Bathroom

8'0 x 5'0 (2.44m x 1.52m)

SECOND FLOOR

Loft Area

23'0 x 11'7 (7.01m x 3.53m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

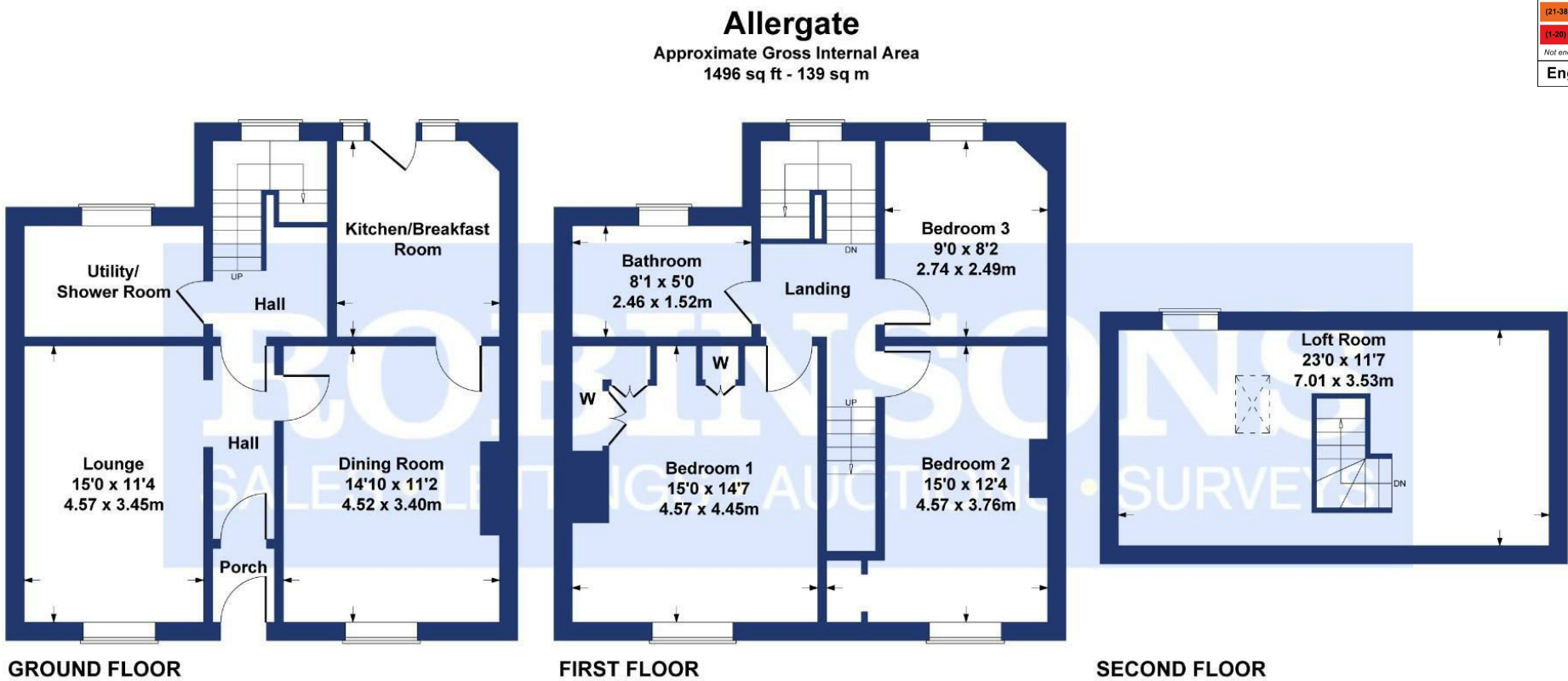
Council Tax: Durham County Council, Band E - Approx. £3118p.a

Energy Rating: Exempt due to Listed Building

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 cannot accept liability for any information provided.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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